

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Surojit Chakraborty duly authorized by the promoter of the proposed project Krishnanjali Complex vide its authorization dated 21/01/2025.

I, Surajit Chakraborty S/o Late Nani Gopal Chakraborty aged 48 Years R/o Residing at AF-358, Sarat Sarani, Hanapara, Post Office- Krishnapur, Police Station- Baguiati, Kolkata-700102, duly authorized by the promoter of the proposed project Krishnanjali Complex, do hereby solemnly declare, undertake and state as under:

1. That 1. Shri Nihar Ranjan Mukherjee. 2. Shri Swapan Mukherjee. 3. Shri Nilotpal Mukhopadhyay. 4. Shri Niladri Mukherjee. 5. Smt. Priyanka Mukhopadhyay. 6. Smt. Rituparna Mukherjee. 7. Shri Biswajit Ray. 8. Smt. Jhuma Ray. 9. Shri Abhijit Roy have a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2030.
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

CHAKRABORTY NIRMAN PVT. LTD.

Sreejit Chakraborty Deponent

Verification

Managing Director

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 8th Nov day of 2025.

CHAKRABORTY NIRMAN PVT. LTD.

Sreejit Chakraborty

Managing Director

Deponent

Identified by

Tapas Halder 13-11-18/2000
Advocate Sealdah Court, Kol-14

Solemnly affirmed and declared
before me on identification

Subha Sankar Nandi

SUBHA SANKAR NANDI

Notary Public
Regn. No. 55730/2023
Govt. of India
Sealdah Court
Kolkata-700014

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