



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM-B

[See rule 3(4)]



09AC 114866

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Chandan Das, Proprietor of M/s. S.D. CONSTRUCTION, Promoter of the proposed project "349/81, NETAJI SUBHAS CHANDRA BOSE ROAD" at Premises No. 349/81, NETAJI SUBHAS CHANDRA BOSE ROAD, under Ward No. 98 of Borough – X of KMC, PS – Jadavpur now Netaji Nagar, Kolkata – 700092, WB, India

I, Chandan Das, Proprietor of M/s. S.D. CONSTRUCTION, Promoter of the proposed project "349/81, NETAJI SUBHAS CHANDRA BOSE ROAD" at Premises No. 349/81, NETAJI SUBHAS CHANDRA BOSE ROAD, under Ward No. 98 of Borough – X of KMC, PS – Jadavpur now Netaji Nagar, Kolkata – 700092, WB, India do hereby solemnly declare, undertake and state as under:

1. That I / my Firm M/s. S.D. CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Tapojyoti Bhattacharya, Subhrajyoti Bhattacharya, Rubi Chattopadhyaya, Kumari Chhabi Ganguly, Purabi Banerjee, Karabi Basak and Mousumi Karanjai, being Deed No. 160501245 of 2022, registered at the Office of the ADSR Alipore, South 24 Parganas
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30-06-2026

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

11 7 JUL 2026

4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



Sourav Das
Deponent

Verification

I, Sourav Das Son of Chandan Das Resident of 5/92, Netaji Nagar, Kolkata – 700040, do solemnly affirm that 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 17th day of July, 2025

Sourav Das
Deponent

Signature Only
Identified by me
Narayan Chandra Saha
[Signature]
Advocate
C.M. Court, Kolkata-1
Enrollment No. WB/305/1989

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NOTARY
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C.M.M.C. Court
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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

11.7 JUL 2025

[Signature]
REKHA TEWARI
NOTARY