



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL 9AA 065184



Form-B
[See Rule 3(4)]

Affidavit Cum Declaration

Affidavit cum Declaration of pansari Developers Limited represented by its Constituted Attorney Mr. Tuhin Banerjee son of Mr. Nabin Banerjee of 14 N.S. Road, 4th floor, Post Office GPO, police Station Hare Street, Kolkata- 700001 (herein after referred to as the promoter), the promoter of the proposed project "Purti Tatsam" duly authorised vide its Resolution dated 29th April, 2025.

I, Tuhin Banerjee S/o Shri Nabin Banerjee aged 47 years r/o 14 N.S. Road, 4th Floor, Post Office - GPO, Police Station - Hare Street, Kolkata - 700001 duly authorized by the promoter of the proposed project Purti Tatsam, do hereby solemnly declare, undertake and state as under:

1. That
1. Nanu Developers Private Limited,
 2. Single Point Commosale Private Limited,
 3. Single Point Agencies Private Limited ,
 4. Attribute Build Worth Private Limited ,
 5. Satyam Vanijya Private Limited ,
 6. Purti Realty Private Limited ,
 7. Purti Beverages Private Limited,
 8. Utsav Vinimay Private Limited ,
 9. Neeraj Kumar Dhanuka ,

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd. No. 2700/04
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

10 JUL 2025

PANSARI DEVELOPERS LIMITED

Authorized Signatory

73683

No.

Name:

Address: Pansari Developers Ltd.
14, N. S. Road,
Kolkata - 1

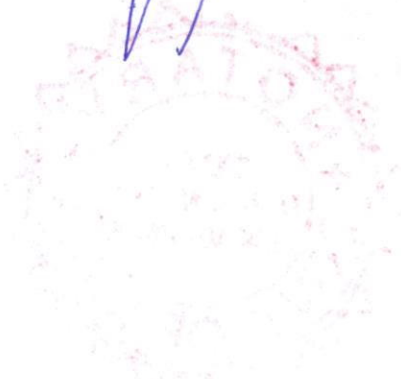
Rs.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

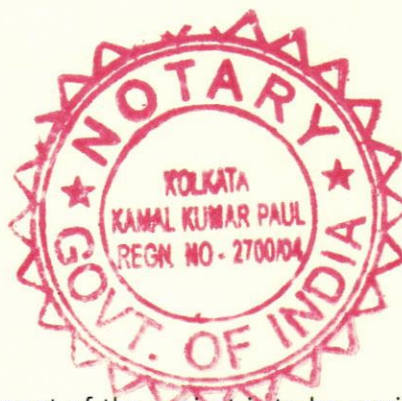
Amal Kr. Saha
Licensed Stamp
Vendor

Date:

13 JUN 2025



10. Santosh Kumar Kedia ,
11. Mahesh Kumar Kedia ,
12. Aditya Murarka ,
13. Suresh Kumar Murarka,
14. Dhanuka Merchants Private Limited,
15. Sushil Kumar Dhanuka and
16. Puri Nanu Creators LLP



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 31/12/2031.
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.
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.

PANSARI DEVELOPERS LIMITED

Authorised Signatory

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
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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.

PANSARI DEVELOPERS LIMITED

Authorised Signatory

Deponent

Verification

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 10th day of July 2025.

PANSARI DEVELOPERS LIMITED

Authorised Signatory

Deponent



Identified by me

TINA DAS
Advocate
Regn No. - F-1322/21

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd. No. 2700/04
C.M.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

Tolerantly Affirmed & Declared Before
me on Identification of Ld. Advocate

KAMAL KUMAR PAUL, NOTARY
Govt. of India Regn No.-2700/04

10 JUL 2025

