



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

15AC 257775

BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA-27



FORM 'B'

[See rule 3(4)]

**DECLARATION CUM AFFIDAVIT**

**Affidavit cum Declaration of SRI. SHAMBHU SHAW Proprietor of " LEAD DEVELOPER" i.e. M/s. Shambhu Shaw of the proposed project named " PRAGATIHEIGHTS "**

I, SRI. SHAMBHU SHAW, Proprietor of Lead Developer of the proposed project do hereby solemnly declare, undertake and state as under:

( 01 ) ABDUL OHAB MONDAL ( Panno : ALIPM8872E ), ( Aadhar : 5063 6930 9396 ) son of Abdus Satter Mondal, by faith : Islam, by nationality : Indian, by Occupation : Business and residing at P - 38, Usha Park Brahmapur, Police Station :Bansdrani, Post Office : Garia, Kolkata - 700 084 AND ( 02 ) SRI. SHAMBHU SHAW ( Panno : BZHP57403N ), ( Aadhar : 3137 7326 8766 ) son of Sri. Purna Chandra Shaw, by religion : Hindu, by nationality : Indian, by Occupation : Business and residing at S/67, Kamdahari, Purbapara, Bansdrani, Post Office : Garia, Police Station : Bansdrani, Kolkata - 700 084, District : South - 24 Parganas,, has a legal title to the land on which the development of the project is proposed OR have/has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of 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.

**SHAMBHU SHAW**

*Shambhu Shaw*

**Proprietor**

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1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **20<sup>th</sup> AUGUST, 2028**
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

**SHAMBHU SHAW**  
*Shambhu Shaw*  
**Proprietor**  
Deponent

**SRI. SHAMBHU SHAW ( Panno : BZHP57403N ), ( Aadhar no : 8137 7326 8766 ) son of Sri. Purna Chandra Shaw, by religion : Hindu, by nationality : Indian, by Occupation : Business and residing at S/67, Kamdahari, Purbapara, Bansdrone, Post Office : Garia, Police Station : Bansdrone, Kolkata - 700 084, District : South - 24 Parganas, in the state of West Bengal,, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.**

Verified by me at 22 Day of, 2025 December

**SHAMBHU SHAW**  
*Shambhu Shaw*  
**Proprietor**

**Solemnly Affirmed & Declared  
before me on Identification**

**BIPLAB SARDAR,**  
**NOTARY**  
Regd. No 06/2016  
Govt. Of W. Bengal

**IDENTIFIED BY ME**  
*[Signature]*  
**Advocate**

**NABAKUMAR MUKHERJEE**  
Advocate  
Alipore Criminal Court  
Kolkata- 700027  
Enrl. No.- WB / 2037 / 1999

**22 DEC 2025**