

SL. NO. 22402

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



24AC 694359

Before the Notary Public
Govt. of India

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'M/S. KARMAKAR ENGINEERING WORKS'
Promoter of the proposed project named "NEELKANTHA ABASAN
BLOCK-B" represented by its Proprietor SRIDAM KARMAKAR.

I, SRIDAM KARMAKAR [PAN: AGDPK5336Q], son of Late Saroj
Karmakar, Proprietor of 'KARMAKAR ENGINEERING WORKS',
promoter and Proprietor of the proposed project named "NEELKANTHA
ABASAN BLOCK-B" do hereby solemnly declare, undertake and state as
under:

11 5 JUL 2020

Sl. No. 742 Sold to
Address.....

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only
Issue Date: Sign 

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011

06 APR 2026



1. That I/promoter have/has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by me /promoter is **14.02.2031**.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 utilized 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 Verification any grounds.



M/s Karmakar Engineering Works
Sidamkarmakar

Proprietor
 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 thisday of, 2026

Solemnly affirmed and declared
 before me u/s
139 CPC and u/s 333BNSS 2023

[Signature]
ALOK BEPARI
 NOTARY
 Regd. No. 53927/25
 GOVT OF INDIA

15 JUL 2026

[Signature]
ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT
 Registration No. F/1314/19/18/2011.