



पश्चिम बंगाल WEST BENGAL

03AC 887255

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS
WEST BENGAL

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **AVIJIT BOSE** [PAN : AIWPB8626P],
[AADHAAR NO. 592357298154].

I, **AVIJIT BOSE** [PAN : AIWPB8626P], [AADHAAR NO. 592357298154], son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/F8, Jyangra, Deep Sikha Apartment, Hatiara Road, Desh Bandhu Nagar, S.O. Baguiati, North 24 Paraganas, West Bengal-700059, Promoter and Proprietor, thereafter project partner of '**ANIKET CONSTRUCTIONS**' [PAN : ACKFA0809K], on the basis of Partnership Deed of the proposed project '**PINE GARDEN**' do hereby solemnly declare, undertake and state as under:

05 JUN 2025

Si. No. 5781 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.

20 MAR 2025



1. That the owners of this land are “MRS. SOUMI CHAKRABORTY, MRS. RAKHI BHATTACHARYA, MRS. MADHABI SAHA, MRS. USHA CHAKRABORTY, MR. SAYAN CHAKRABORTY, MRS. SUMAN SAHA, MRS. SUKLA SAHA, MRS. SUSMITA SAHA, MRS. MAYA SINHA, MRS. RITA SINHA, MRS. RINA SINHA, MRS. RUNU CHOWDHURY, MRS. SAMPA ROY, MRS. SONU SAHA, MR. TAPAS CHOWDHURY, MRS. PAMPA SINHA, MRS. TUMPA BHOWMICK, MR. SOMNATH SAHA, MR. VICKY SINHA, MRS. TUNU KAHAR, MRS. PURNIMA CHAKRABORTY, MR. PRADIP SINHA”. We as a Developer/Promoter of the proposed project named ‘**PINE GARDEN**’ have authenticated copies of the agreements between such owners 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 me /promoter is 22/04/2028
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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.

05 JUN 2025



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.

ANIKET CONSTRUCTIONS
Aniket Bose
Partner
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..... day of, 2025

K. K. HALDAR
NOTARY PUBLIC
GOVT. OF INDIA
Reg. No.-13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

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

05 JUN 2025