

01 DEC 2025

82 no. 20/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 270132

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



FORM 'B'

[See rule 3(4)]

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 Mr. UJJAL AUDDY, Developer of the proposed project / duly authorized by
the promoter of the proposed project, vide its/his/their authorization date 24/03/2022:

I Mr. UJJAL AUDDY, Son of Late Ahindra Kumar Auddy residing at 32, Jyotish Roy Road,
P. O. - New Alipore, P. S. - Behala, Kolkata - 700 053, District - South 24 Parganas,, duly
authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as
under.

1. That M/S UJJAL AUDDY has a legal title to the land on which the development of the project is
proposed 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

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 31/12/2028.

01 DEC 2025

For M/s. UJJAL AUDDY
Proprietor



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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For M/s. UJJAL AUDDY

[Signature]
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 *Alipore Court* on this *1st* day of *20th*, December.



5.10.20/25
Signature of the Executant/s
is/are attested with the identification
of *B. C. Ghose*
Advocate/Clerk/Any Person
[Signature]
Notary Public
MR. MONOJ PAUL
NOTARY, GOVT. OF INDIA
REGD. NO.- 13785/2018
ALIPORE COURT, W.B.

For M/s. UJJAL AUDDY

[Signature]
Proprietor

Deponent

IDENTIFIED BY ME

B. C. Ghose
Advocate / Clerk / Any Person
No.....

01 DEC 2025