



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of **SRI PRANTOSH NASKAR**, , son of Late Arabindo Naskar, residing at 31, Briji Road, P.O. - Garia, P.S. - formerly Jadavpur presently Patuli, Kolkata - 700084, **SRI SUNIL JANA**, son of Prahlad Jana, residing at B-234, B. P. Township, Post Office - Panchasayar, Police Station - formerly Jadavpur presently Patuli, Kolkata - 700096, **SRI MIHIR SARDAR**, , son of Sri Netai Sardar, residing at 238, Briji West, Kadamtala, P.O. - Garia, P.S. - formerly Jadavpur presently Patuli, Kolkata - 700084, being partners of "**D. S. P CONSTRUCTION**", a partnership firm located at Premises No. 90, Briji Road, Post Office - Garia, Police Station - formerly Jadavpur presently Patuli, Kolkata -



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700084, promoter/ developer of the proposed project named "RADHA APARTMENT" Situated at 68 Brij Road, Police Station: Patuli, previously Jadavpur, Post Office: Garia, PIN: 700084, South 24 Parganas, Kolkata, Mouza: Baishnabghata, J.L. No: 28, Ward No.: 110, within Kolkata Municipal Corporation, West Bengal, India,

WE, SRI PRANTOSH NASKAR, son of Late Arabindo Naskar, residing at 31, Brij Road, P.O. - Garia, P.S. - formerly Jadavpur presently Patuli, Kolkata - 700084, **SRI SUNIL JANA**, son of Prahlad Jana, residing at B-234, B. P. Township, Post Office - Panchasayar, Police Station - formerly Jadavpur presently Patuli, Kolkata - 700096, **SRI MIHIR SARDAR**, son of Sri Netai Sardar, residing at 238, Brij West, Kadamtala, P.O. - Garia, P.S. - formerly Jadavpur presently Patuli, Kolkata - 700084, promoter, being partner of Partnership Firm "**D. S. P CONSTRUCTION**" promoter/ developer, promoter

Affidavit cum Declaration of **SRI PRANTOSH NASKAR, SRI SUNIL JANA AND SRI MIHIR SARDAR** (being the authorized partner of Partnership Firm "**D. S. P CONSTRUCTION**", of the proposed project do hereby solemnly declare, undertake and state as under:

1. That SMT. MANJU MONDAL, SMT. APARNA DEY, SMT. SHIBANI SHIKDAR, SRI SUNIL MONDAL, SRI AMIYA MONDAL, SMT. NANDITA MONDAL, SRI SUROJIT MONDAL, SMT. RATNA MONDAL are land owners and have 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.

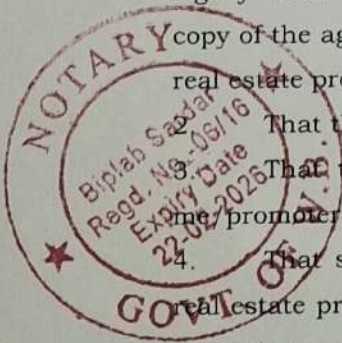
3. That the time period within which the project shall be completed by me promoter is **23.4.2030**.

4. 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.

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.

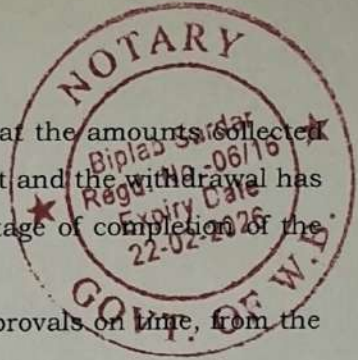
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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



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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.

Branesh Dasgupta
Mihir Sardar

Suman Dasgupta
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 9th day of January, 2026.

Branesh Dasgupta
Mihir Sardar
Suman Dasgupta

Solemnly Affirmed & Declared before me on Identification

Biplab Sardar
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

Advocate

Deponent

Nabakumar Mukhopadhyay
Advocate

Allpore Police Court
Enri. No.-WB/2027/1999

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