

SL. No. 04 Date 12/06/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 208057



FORM 'B'
BEFORE THE NOTARY PUBLIC
ALIPORE POLICE COURT
(Sec. rule 3(4))
KOLKATA-700 027

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 **SRI ASHUTOSH DAS**, Developer of the proposed project / duly authorized by the promoter of the proposed project, vide its his/their authorization date 16/02/2025;

A.DAS & CO having its registered office at 138A, Swinhoe Lane, Kolkata-700042, P.O & P.S- Kasba, District- South 24 Parganas represents its Authorized signatory **SRI ASHUTOSH DAS** residing at 138A, Swinhoe Lane, Kolkata-700042, P.O & P.S- Kasba Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

That I/ **SRI SEKHAR BANERJEE** Residing at 109 BB Chatterjee Road PO & PS Kasba, Kolkata-700042 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.

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 31/12/2026
3. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

**Signature Attested
on Identification**

Verified by me at Kolkata on 12th June 2025
CHAYANIK PAUL
Notary Public, Govt. of India
Regd. No.-51768/2025
Alipore Police Court

Verification

A.DAS & CO
Ashutosh Das
Proprietor

DEPONENT

Identified by me

Sumit Das
Advocate

12 JUN 2025

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