

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

14AC 483849

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. INDRAJIT PODDER** (PAN - **ALMPP0600Q**, **AADHAAR NO - 8172 9560 9718**), the Partner of **M/s. SATYAM DEVELOPERS**, promoter of the proposed project "**PRITHVI POINT**", at Premises No.- 6B, Northern Avenue, P.O.- Belgachia, P.S.- Chitpur, District - North 24 Parganas, Kolkata - 700 037, West Bengal, India.

RAJESH KUMAR BAJPAI
NOTARY GOVT OF INDIA

Reg. No. 13780/18

C.M.M.S' Court

2 & 3 Bankshall Street
Kolkata-700 001

05 DEC 2025

290316

No..... Sold to.....
Address.....
Rs.....
Date.....

17 Nov 2025

ARGHA SAHA
ADVOCATE
HIGH COURT, CALCUTTA

17 NOV 2025

SIPRA DEY

Licence No: 18A

Code: 1070

1, N. S. Road, Kolkata- 700 001



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE FACTOR OR ANY PERSON
AUTHORIZED BY THE PROMOTOR

Affidavit cum Declaration

Affidavit cum Declaration of MR. INDRAJIT FORTER (PAN -
ALMPT0000, AADHAAR NO - 8173 2550 9123), the Partner of
M/s. SATYAM DEVELOPERS, promoters of the proposed project
"PRISTINE POINT", at Premises No - 6B, North Avenue, P.O.
Police Station - North 24 Parganas, Kolkata -
700 037, West Bengal, India.

RAJESH KUMAR RAJPA
NOTARY PUBLIC OF INDIA

Reg. No. 125012
C.M. & J. Court
2 & 3 Banskhal Street
Kolkata-700 001

05 DEC 2025

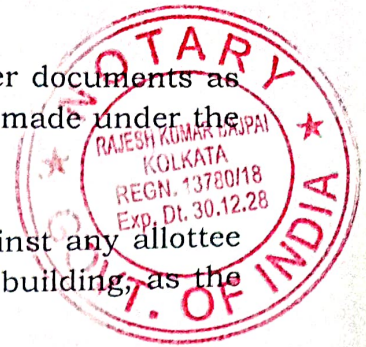
I, **MR. INDRAJIT PODDER** (PAN - **ALMPP0600Q**, AADHAAR NO - **8172 9560 9718**), the Partner of **M/s. SATYAM DEVELOPERS**, promoter of the proposed project "**PRITHVI POINT**", at Premises No. 6B, Northern Avenue, P.O.- Belgachia, P.S.- Chitpur, District North 24 Parganas, Kolkata - 700 037, West Bengal, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm **M/s. SATYAM DEVELOPERS** has a legal title/right to the land on which the development of the project is proposed via Development Agreement with the Land Owners, namely (1) **SMT. SIDDHA NATH SAHA**, (2) **SMT. REKHA SAHA**, (3) **SMT. PRATIMA ROY**, AND (4) **SRI SUBRATA SAHA**, being Book No. I, Volume No. 1902 - 2023, Page No- 70163 - 70192, Deed No. 01970 of 2023, registered at the Office of the ARA - II, Kolkata.
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 31st July, of 2026.
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 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.

05 DEC 2025

RAJESH KUMAR BAJPAL
NOTARY GOVT. OF INDIA
Reg. No. 13750/18
C.M.M.S' Court
2 & 3 Bankshall Street
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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.



SATYAM DEVELOPERS

Indrajit Podder
Partner

Deponent

Verification

I, **MR. INDRAJIT PODDER**, Son of Late Bisheswar Poddar, Resident of New Barrackpore, Bidhan Pally, P.O. & P.S. – Madhyamgram, District – North 24 Parganas, Kolkata – 700 128, do solemnly affirm that 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 5th day of December, 2025.



Identified by me

TINA DAS
Advocate
Regn No. - F-1322/14

Solemnly Affirm & Declared Before
me on Identification of Id. Advocate

SATYAM DEVELOPERS

Indrajit Podder
Partner

Deponent

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. - 13780/18
CJM COURT CALCUTTA
2&3 Bankshall Street
Kolkata-700 001

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA

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