



WEST BENGAL

25AC 451251

FORM 'B'  
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of KHOKAN BAL (Pan Card No. AHRPB5027A), S/o Late Jogesh Chandra Bal, nationality - Indian, by faith Hindu, by profession Business, resident of 5 No Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103 INDIA.


Promoter of the proposed project / duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 16/04/2019

I KHOKAN BAL, Designation-Proprietor of BHOLANATH BUILDERS (PAN- AAUFB7800K) a partnership firm, having its Authorised Promoter of the proposed project "SHIV RATAN APRTMENT", do hereby solemnly declare, undertake and state as under: -

Signed in my presence & Identified by me  
Advocate

*10.4.26*  
**ASHIS KR. CHOWDHURY**  
 Notary, Govt. of W. Bengal  
 Regd. No.-3/1988  
 Chandmari Road, Badamtala  
 Purba Bardhaman

**BHOLANATH BUILDERS**  
*Khokan Bal*  
 Partner

Sl. No. 3595 Date 18/3/16  
Name Bhalanatha Buiden  
Address Burwan  
Value of Stamp 15  
Date of Purchase from Burwan Treasury-1 05 MAR 2016  
Stamp Vendor - JOYANTA DAS  
Sadar Registry Office (Burwan)  
Licence No.-6/2010-11  
Signature 



SHRI ALATH BUILDERS

SHRI ALATH BUILDERS  
Sadar Registry Office (Burwan)  
Licence No.-6/2010-11

05 MAR 2016

Signed in my presence  
& Identified by me  
Advocate

1. That the Promoter have / has a legal title to the land on which the development of the proposed Project "**SHIV RATAN APRTMENT** " (G+IV) is to be carried out.

AND

i) **SRI ABHIJIT SUARO (PAN - FKKPS7844M)** Son of Haro Prasad Suaro, nationality Indian, by caste Hindu, by profession Business, resident of Katika Street, P.O.- Paralakemundi, P.S.- Paralakemundi, Dist. Gangapati, State of Odisha - 761200,

ii) **SRI PRANAB DASGUPTA (PAN - AHTPD4673Q)** son of Late Mihir Kumar Dasgupta, nationality Indian, by caste Hindu, by profession Business, resident of Baranilpur, Shantipara, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal -713103,

iii) **SRI SANJAY MANDAL (PAN - BEWPM3604R)** son of Madan Mandal, nationality Indian, by caste Hindu, by profession Business, resident of Vill. Shaldanga, P.O. Rondia, P.S. Budbud, Dist.- Purba Bardhaman, State of West Bengal - 713420,

hereinafter referred and called as "**LAND OWNER/OWNERS** " ( which expression shall unless excluded by or repugnant to the contest be deemed to mean and include his heir, executor, administrator, legal representative and assign) of the One Part 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.

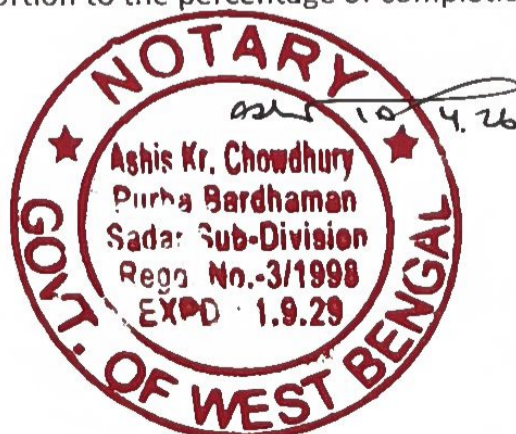
OR

That details of encumbrances **NA including** details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **09-06-2028**

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.

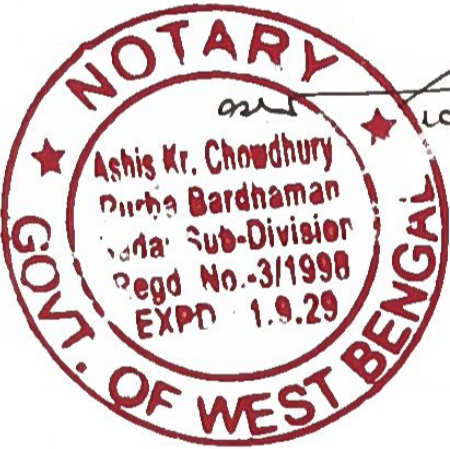
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



BHOLANATH BUILDERS  
*Bhokanath*  
Partner

10 APR 2026

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.



BHOLANATH BUILDERS  
Khokenthal

Partner

Deponent

Signed in my presence  
& Identified by me

Verification

Advocate

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Burdwan on this 10<sup>th</sup> day of April 2026

BHOLANATH BUILDERS  
Khokenthal

Partner

SOLENNY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

Ashis Kr. Chowdhury  
Notary, Govt. of West Bengal  
Purba Bardhaman  
Regd. No.-93/1998

Deponent

Signed in my presence  
& Identified by me  
Sk. Md. Samiullah  
B.A. LL.B. Advocate  
En. No.-WB/794/2010

Advocate  
10/04/26

10 APR 2026