

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পণ্ডিত মন্ডল



FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Tapendra Nath Benerjee (PAN ADFPB4057N), son of Late Rajendra Nath Banerjee, by faith Hindu, by nationality Indian, by occupation Business, being one of the partner of the Promoter "M/S Satyakrishna Enterprise" (PAN ADNFS1451R), a partnership firm incorporated under the Indian Partnership Act, 1932, having its registered office at 145 A/2, South Sinthee Road, Post Office Sinthee, Police Station Sinthee, Kolkata-700050, West Bengal, of the proposed project one G+VI and one G+II (Block-A and Block-B respectively) storied project "ANNAPURNA RESIDENCY" situated at 4 No Beadon Street (Presently known as Dani Ghosh Sarani), Post Office Beadon Street, Police Station Burtolla, Kolkata-700006, District Kolkata, Ward No. - 026, Borough No -IV under the limits of Kolkata Municipal Corporation, vide its authorization letter dated 16th January, 2026.

27 JAN 2026

2015 12 DEC 2025

Company Name: Satya Krishna Enterprise

Address: Kolkata

Phone: 97- ...

Signature line

Handwritten signature

Notary Public, West Bengal



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I, Mr. Tapendra Nath Benerjee, duly authorized by the promoter of the proposed project "**ANNAPURNA RESIDENCY**" do hereby solemnly declare, undertake and state as under:

1. That the Title of ALL THAT piece and parcel of land measuring about 15 cottahs more or less situated at Premises No. 4, Beadon Street (now known as Dani Ghose Sarani) Kolkata 700006 in the town of Calcutta within Police Station Burtolla, Post Office Beadon Street, Ward No. 26 of Kolkata Municipal Corporation having Assessee No. 110260500090, (**Project Property**) belongs to **THAKUR SRI SRI RAJRAJESWAR JIU** having PAN: AAETT5482D, **THAKURANI SRI SRI LAKSHMIMATA** having PAN: AAETT5481A and **THAKUR SRI SRI GOPAL JIU** having PAN:AAETT5483C all represented by **MOHAN LAL DE** son of Madan Lal De PAN: ADNPD4073E, residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata 700006, **KALPANA DE** wife of Mohan Lal De, PAN: AWGPD6006K, residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata - 700006, **MONOJIT DE** son of Mohan Lal De PAN: AWGPD6007J residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata - 700006 and **MONODIP DE** son of Mohan Lal De PAN: AWGPD5858H, residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata 700006, ("the Deities/ Trustees") on which the development of the proposed project by the promoter is been carried out by way of order dated 19th October, 2023 passed by the Hon'ble High Court of Calcutta in ATA - 1 of 2023, wherein the Hon'ble Court has allowed the petitioners as trustees to enter into the development agreement only with Satya Krishna Enterprise, the Promoter herein.

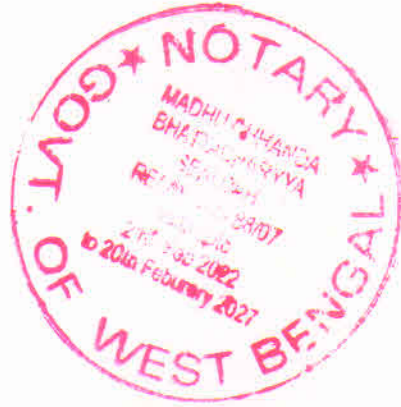
AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said project land has no-encumbrances whatsoever including any rights, title, interest or name of any party in or over such land.
3. That the time period within which the project shall be completed by Promoter is 18th June'2029 for project "**ANNAPURNA RESIDENCY**".
4. That seventy percent of the amounts realised by 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.

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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.



Deponent

For M/s. **Satyakrishna Enterprise**

Tapendra Nath Banerjee
Partner

Represented by its Partner
Tapendra Nath Banerjee

Identified by ME

[Signature]
Advocate

M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. - 88/07
KOLKATA

RAJIB KR. MONDAL
Sealdah Civil & Criminal
Court, Kolkata - 700014
F1613A/1583/1999

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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 27th Day of January, 2026.

Deponent
Satyakrishna Enterprise
For M/s. Satyakrishna Enterprise

Tapendra Nath Banerjee
Partner

Represented by its Partner
Tapendra Nath Banerjee



M.C. BHATTACHARYYA
NOTARY
Govt of W.B.
Regn. No. - 88/07
KOLKATA

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"Schedule A"

ALL THAT piece and parcel of land measuring about 15 cottahs more or less situated at Premises No. 4, Beadon Street (now known as Dani Ghose Sarani) Kolkata 700006 in the town of Calcutta within Police Station Burtolla, Post Office Beadon Street, Ward No. 26 of Kolkata Municipal Corporation having Assessee No. 110260500090 TOGETHER WITH a 150 years old brick built two storied and partly three storied house measuring 5000 sq.ft. on the ground floor, 4000 sq.ft. on the first floor and 2000 sq.ft. on the second floor in dilapidated condition (**Project land**) belongs to **THAKUR SRI SRI RAJRAJESWAR JIU** having PAN: AAETT5482D, **THAKURANI SRI SRI LAKSHMIMATA** having PAN: AAETT5481A and **THAKUR SRI SRI GOPAL JIU** having PAN:AAETT5483C all represented by **MOHAN LAL DE** son of Madan Lal De PAN: ADNPD4073E, residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata 700006, **KALPANA DE** wife of Mohan Lal De, PAN: AWGPD6006K, residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata - 700006, **MONOJIT DE** son of Mohan Lal De PAN: AWGPD6007J residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata - 700006 and **MONODIP DE** son of Mohan Lal De PAN: AWGPD5858H, residing at 4, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata 700006 (The Trustees).

Satyakrishna Enterprise

T. Saty Krishna Barua
Partner



M.C. BHATTACHARYA
NOTARY
GOVT. OF W.B.
REC. No. - 88/07
KOLKATA

27 JAN 2026