



पश्चिम बंगाल WEST BENGAL

03AC 551231



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. Subranshu Gupta**, son of Sanjay Gupta, by faith Hinduism, by nationality Indian, by occupation Business, duly authorized by the promoter "**M/s. Sathvik Homes Development, (PAN AERFS9878R)**", a Partnership Firm, governed under the Indian Partnership Act, 1932, having its office at 759, Block-A, Lake Town Post Office Lake Town, Police Station Lake Town, Kolkata-700089, of the proposed project "**Sattvik Gateway**", vide its authorization letter dated **15.01.2025**, do hereby solemnly declare, undertake and state as under:

SATHVIK HOMES DEVELOPMENT

*Subranshu Gupta*  
Partner / Authorised Signatory

**PADMA DAS**  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

07 FEB 2025

321439

SANJAY SADHU  
LLM, Advocate  
Enrolment No. WB/770/2000  
District Judges Court, Barasat,  
North 24 Parganas.

NAME
ADD.
Rs.
1 8 JAN 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Road
2 & 3, K. S. Road, KOL

18 JAN 2025  
18 JAN 2025



PAID  
JAN 18 2025

01 JAN 2025



I, **Mr. Subranshu Gupta**, duly authorized Partner of the promoter of the proposed project namely "**Sattvik Gateway**" do hereby solemnly declare, undertake and state as under on behalf of the Promoter:

1. That Twelve number of persons mentioned in Schedule A below have the legal title to the land on which the development of the proposed project by the Promoter is being carried out.

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 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 the Promoter is **29<sup>th</sup> Day of December, 2027**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

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**SATHVIK HOMES DEVELOPMENT**  
**Subranshu Gupta**  
Partner / Authorised Signatory

Subranshu Gupta

Partner / Authorised Signatory

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

**PADMA DAS**  
NOTARY

For M/s. Sathvik Homes Development  
Represented by its authorised Partner  
namely Subranshu Gupta.

**[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 \_\_\_\_\_ Day of February, 2025.

**Kolkata****Date: \_\_/02/2025**

For M/s. Sathvik Homes Development  
Represented by its authorised Partner  
namely Subranshu Gupta.

**[Deponent]****"Schedule A"**

(1 to 12 are the joint and absolute owners of the Project Property)

**1. Rishi Agarwal**, son of Dinesh Agarwal, by faith Hinduism, by nationality Indian, by occupation Business, residing at Y11, Civil Township, Rourkella, Ragunathapali, Sundergarh, Post Office Rourkella, PIN-769004, Police Station Raghunathpali, District Sundargarh, State of Odisha [**PAN ARPPA9098Q**], (**Aadhaar No. 3548 7768 8182**);

**2. Shinay Gupta alias Shinay Shroff**, wife of Dipak Shroff, by faith Hinduism, by nationality Indian, by occupation Housewife, residing at King Kini Co-Opt Plot, Db 115, Flat-F-7, PRE-05-0263, VTC New Town, Post Office New Town, Police Station New Town, District North 24 Parganas, Kolkata-700156, West Bengal [**PAN AEZPG5248M**], [**Aadhaar No. 5281 2204 2236**];

**3. Mohit Agarwal**, son of Dinesh Agarwal, by faith Hinduism, by nationality Indian, by occupation Business, residing at Y11, Near Church, Civil Township, Post Office Rourkella, PIN-769004, Police Station Raghunathpali, District Sundargarh, State of Odisha [**PAN BKOPA1243E**] & (**Aadhaar No. 9218 3421 3419**) & [**EPIC NO. RFZ1201987**];

**4. M/s. New Town Promoters**, a Partnership firm, governed under the Indian Partnership Act, 1932, having its office at Tobacco House, 3<sup>rd</sup> Floor, Room No. 309, 1&2 Old Court House Corner, Post Office GPO, Police Station Hare Street, Kolkata 700001, District Kolkata, West Bengal. (**PAN AATFN9788M**);

**5. Dharmadas Naskar**, son of Late Jatindra Nath Naskar, by faith Hinduism, by Occupation Business, by Nationality Indian, residing at Adarsha Co-

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**07 FEB 2025**



Operative, Purba Narayantala, Post Office Baguiati, Police Station Baguiati, Kolkata 700159, District North 24 Parganas, West Bengal [PAN ABQPN1574K] & [Aadhaar No. 5290 7527 9161];

**6. Timir Kumar Naskar**, son of Late Jatindra Nath Naskar, by faith Hinduism, by Occupation -Business, by Nationality Indian, residing at Thakdari, Post Office Krishnapur, Police Station New Town, Kolkata 700102, District North 24 Parganas, West Bengal [PAN AHDPN1984C] & [Aadhaar No. 5339 4629 8002];

**7. Dipankar Naskar**, son of Late Biswananda Naskar, by faith Hinduism, by Occupation Service, by Nationality Indian, residing at Village Thakdari, New Town action area-1, Post Office Krishnapur, Police Station New Town, Kolkata 700102, District North 24 Parganas, West Bengal [PAN ACZPN9138M] & [Aadhaar No. 7118 1220 6055];

**8. Bhaskar Naskar**, son of Late Biswananda Naskar, by faith Hinduism, by Occupation Service, by Nationality Indian, residing at F-3, Adarsha Co-Operative Purba Narayantala, Rajarhat-Gopalpur, Aswini Nagar, Post Office Baguiati, Police Station Baguiati, District North 24 Parganas, Kolkata-700159, West Bengal [PAN AFVPN3011J] & [Aadhaar No. 6091 7030 2769];

**9. Sibani Mondal**, wife of Debdas Mondal, Daughter of Late Nishikanta Naskar, by faith Hinduism, by Occupation House Wife, by Nationality Indian, residing at C/A M-4 Arjunpur Charaktala, Post Office Desh Bandhu Nagar, Police Station Dum Dum, District North 24 Parganas, Kolkata-700059, West Bengal [PAN ATRPM5689H] & [Aadhaar No. 7863 3455 6258];

**10. Sarbani Mondal**, wife of Dinesh Mondal, Daughter of Late Nishikanta Naskar, by faith Hinduism, by Occupation House Wife, by Nationality Indian, residing at Angarberia, Post Office Nahazari, Police Station Bishnupur, District South 24 Parganas, Kolkata-700104, West Bengal [PAN EFPPM5193N] & [Aadhaar No. 7746 3775 7501];

**11. Anima Mondal**, wife of Sambaran Mondal, Daughter of Late Nishikanta Naskar, by faith Hinduism, by Occupation House Wife, by Nationality Indian, residing at Uttar Bamanghata, Post Office Hadia Bhangar-II, Police Station Bhangar, District South 24 Parganas, Kolkata-700104, West Bengal [PAN BZJPM6524N] & [Aadhaar No. 2156 2904 2963];

**12. Swapan Kumar Naskar**, son of Late Nishikanta Naskar, by faith Hinduism, by Occupation Business, by Nationality Indian, residing at Thakdari, Post Office Krishnapur, Police Station New Town, District North 24 Parganas, Kolkata-700102, West Bengal [PAN AKNPN9663K] & [Aadhaar No. 5597 3725 0004];

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SATHVIK HOMES DEVELOPMENT

*Subranch Gupta*

Partner/Authorised Signatory

07 FEB 2025