



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT AIPORE, KOLKATA-27



12AC 513907

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. BHASKAR PAL** Authorised Representative of **SWASTIK CONSTRUCTION "Developer"** of the proposed project named "**Swastik phase 1**"

I, **SRI. BHASKAR PAL** Authorised Representative of **SWASTIK CONSTRUCTION "Developer"** of the proposed project do hereby solemnly declare, undertake and state as under:

(01) **SRI MINTU KARMAKAR** (PAN no : **AGAPK4646Q**) , son of Late Subal Chandra Karmakar, by occupation Business, residing at Boral, Tripura Sundari Road, Kolkata - 700154, Post Office : Boral, Police Station Narendrapur (previously Sonarpur), District: South 24-Parganas, (02) **SMT. RAMA GANGULY** (PAN no : **AHHPG4707G**) , wife of Sri Chanchal Ganguly, daughter of Late Subal Chandra Karmakar, by occupation Business, residing at 92, Kanungo Park, Kolkata - 700084, Post Office : Garia, Police Station Patuli, District : South 24-Parganas AND (03) **SRI SOURAV KARMAKAR** (PAN no : **CHJPK6818G**) , son of Late Pintu Karmakar, by occupation Sendee, residing at Boral, Tripura Sundari Road, Kolkata - 700154, Post Office : Boral, Police Station Narendrapur (previously Sonarpur), District : South 24-Parganas — all are by religion Hindu and by nationality Indian, hereinafter jointly called and referred to as the **PRINCIPALS / EXECUTANTS / LAND OWNERS**



SWASTIK CONSTRUCTION

Bhaskar pal
Partner

Cont.....02 Pages

02 AUG 2025

has a legal title to the land on which the development of the proposed project is to be carried out 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 **17th APRIL, 2027**
3. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

SWASTIK CONSTRUCTION

Bhaskar Pal

Partner
Deponent

I, SRI. BHASKAR PAL, (PAN no : BSLPP2831E, Aadhaar No. 6267 7916 2035), son of Late. Prahlad Chandra Pal,, aged about 41 years old by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Laskarpur, Rabindra Nagar, Post Office : Laskarpur, Police Station : Narendrapur, Kolkata — 700153, District : South 24 - Parganas, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.



Verified by me at *02nd* Day of, *August* 2025

SWASTIK CONSTRUCTION

Bhaskar Pal

Partner

Solemnly Affirmed & Declared
before me on identification

BIPLAB SARDAR,
NOTARY

Regd. No 06/2016
Govt. Of W. Bengal

02 AUG 2025

ADVOCATE
CERTIFIED BY ME

A. Patra

Advocate

ARIJIT PATRA
Advocate

F. No.- 1569/2009
Criminal And Judge's Court
Alipore, Kol-700 027