



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27

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

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. KALYAN KUMAR PAUL** Authorised proprietor of Developer of the proposed project named " **THE FELIX** "

I, REPRESENTED BY IT'S A PROPRIETOR OF " **M/S. HAPPY HIVES CONSTRUCTION** (Pan no : **AFSPP0696J**), (**DEVELOPER**) of the proposed project do hereby solemnly declare, undertake and state as under:

(01) **SRI. AMAL KUMAR MITRA** (Pan no : **AJOPM1595M**) (Aadhar no : **6380 0192 5757**) son of Late. Sanat Kumar Mitra, by faith : Hindu, by Nationality : Indian, residing at 64A, Pratap Aditya Rod, Post Office : Kalighat, Police Station : Tollygung, Kolkata – 700 026 (02) **SMT. KANA SARKAR** (Pan no : **AIMPS4238A**) (Aadhar no : **2066 4786 8829**) wife of Late. Debasish Sarkar, by faith Hindu, by Nationality : Indian, residing at 6/2, South Kulia Road, Belegghata, Post Office : Beliaghata, Police Station : Beliaghata, Kolkata – 700 010, (03) **SMT. MINAKSHI BOSE** (Pan no : **ATXPB8279Q**) (Aadhar no : **4518 7640 1221**) wife of Late. Sanjay Bose, by faith : Hindu, by Nationality : Indian, residing at 14, Raj Krishna Pal Road, Post Office : Garfa, Police Station : Garfa, Kolkata – 700 075 and (04) **SMT. SATHI SARKAR** (Pan no : **FCLPS7429K**) (Aadhar no : **6229 6657 9096**) wife of Swapan Sarkar. By faith : Hindu, by Nationality : Indian, residing at 18, Vidya Sagar Sarani, Post Office : Haltu, Police Station : Surley Park, Kolkata – 700 078, hereinafter jointly called and referred to as " **the OWERS** "

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HAPPY HIVES CONSTRUCTION

[Signature]
Proprietor

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(which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**, has a legal title to the land on which the development of the project is proposed OR have/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 **05TH AUGUST, 2030**
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.

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[Signature]
Proprietor

I, **SRI. KALYAN KUMAR PAUL (Pan no : AFSP0696J) (Aadhar no : 2589 6482 5721)** son of Late. Rakhal Chandra Paul, by faith : Hindu, by Nationality : Indian, by Occupation : Business, residing at 92, Purna Chandra Mitra Lane, Post office : Tollygung, Police Station : Charu Market, Kolkata - 700 033, **West Bengal, INDIA**, 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 **28th** Day of **April**, 2026

HAPPY HIVES CONSTRUCTION

[Signature]
Proprietor

IDENTIFIED BY ME

[Signature]
Advocate

ARIJIT PATRA
Advocate

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

Solemnly Affirmed & Declared
 before me on Identification

BIPLAB SARDAR,
NOTARY
 Regd. No 06/2016
 Govt. Of W. Bengal

28 APR 2026

