



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

40AA 929196



Before the Notary Public, Malda

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

(Before the Notary Public, Malda)

Affidavit cum Declaration of **"C.G.DEVELOPER" [PAN-AAPFC6667G]**, Developer/Promoter of the proposed project named **'SHOBHASITO APARTMENT'** Represented by Its one of the Partner **CHANDAN KUMAR DAS [PAN- AGGPD0029A]** **[AADHAAR NO. 6233 1738 0182]**.

[Signature]

PRABIR KR. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No.-13786
Malda, West Bengal

C.G. DEVELOPER
Chandan Kumar Das
Partner

09 JUN 2026



I, CHANDAN KUMAR DAS [PAN- AGGPD0029A] [AADHAAR NO. 6233 1738 0182] Son of Late BIRENDRA NATH DAS, BY FAITH- HINDU, BY OCCUPATION- BUSINESS, Residing At MAHESHMATI, Under Police Station - ENGLISH BAZAR, POST & DIST.- MALDA, Pin- 732101, West Bengal, INDIA, one of the Partner of **"C.G.DEVELOPER" [PAN- AAPFC6667G]**, Developer/Promoter of the proposed project named **'SHOBHASITO APARTMENT'** do hereby solemnly declare, undertake and state as under:

1. That the owners of this land are **Anita Roy Choudhury, Sunita Mukhopadhyay, Mala Sarkar, Vivekananda Akuli, Neelanjana Akuli and Rituparna Sujay Maitra. We, "C.G.DEVELOPER" [PAN- AAPFC6667G], as a Developer/Promoter** have an authenticated copy of the development agreement and power of attorney between the owner and promoter for development of the real estate project and same is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by me /promoter is 09.01.2029.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

[Handwritten signature]

PRABIR KR. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No.-13786
Malda, West Bengal

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C.G. DEVELOPER

[Handwritten signature: Chandan Kumar Das]

Partner

8. That I/promotor 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.

Verification

All the statements made in the affidavit are all true to the best of my knowledge and belief. No part of it is false and I have concealed nothing.

Verified by me at Malda on this 9th day of June, 2026.



C.G. DEVELOPER
Chandran Kumar Das
 Partner

Deponent

The Declarant put his signature / L.T.I in my presence and Identified by me.

Lakshminisree Thakur
 Advocate, Malda.

Prabir Kr. Sinha
PRABIR KR. SINHA
 NOTARY PUBLIC, GOVT. OF INDIA
 Regd. No.-13786
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