



अभिमुख पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC, ALIPORE  
GOVERNMENT OF WEST BENGAL

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum DeclarationAffidavit cum Declaration of **SRI DEBDYUT GHOSH**, Developer of the proposed project / duly authorized  
by the promoter of the proposed project, vide its/his/their authorization date 16/06/2025;

1. Space Developer a partnership Firm Having its registered office 6B, Jatin Das Road, Post office-Sarat Bose Road, Police station-Lake, Kolkata-700029, represent its Authorized Partner, **SRI DEBDYUT GHOSH** residing at 623 Andul Road, Onkar Abas, Block 2F, Post office-DS Lane, PS-Sankrali, Howrah-711109 Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under



SPACE DEVELOPER

*Debdyut Ghosh*

Partner

01 SEP 2025



2. That (1) SMT KETAKI DUTTA residing at 6, Aswini Dutta Road, Post office-Sarat Bose Road, PS-Rabindra Sarbor, Kolkata-700029, (2) SMT BITHI CHAUDHURI residing at Flat No-9, 4<sup>th</sup> floor, 50B, Jadavpur Central Road, PO & PS-JADAVPUR, KOLKATA-700032, (3) SRI TAMAL PAL residing at 6, Aswini Dutta Road, Post office-Sarat Bose Road, PS-Rabindra Sarbor, Kolkata-700029 has a legal title to the land on which the development of the project is proposed 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.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 31/12/2028
5. 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. 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.
9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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

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 01/09/2025



Solemnly affirmed and declared  
before me on identification

**ANISUR RAHAMAN**  
NOTARY  
South 24 Pgs.  
Regd. No.-052/2022  
Allpore Court  
Govt. of West Bengal

Identified by me

**Advocate**  
**Naba Kumar Mukhopadhyay**  
Advocate  
Alipore Police Court  
Regn. No: WB/2037/1999

SPACE DEVELOPER

**Subodh Chandra**

Partner

01 SEP 2025