



পশ্চিমবঙ্গ ষশ্চিম বংগাল WEST BENGAL

95AB 861360

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



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

**DECLARATION CUM AFFIDAVIT**

Affidavit cum Declaration of **SMT. MITA DAS** Developer of the proposed project named  
"SAYANTIKA APARTMENT"

I, **SMT. MITA DAS** Developer of the proposed project do hereby solemnly declare, undertake  
and state as under:

1. **SRI. SUJOY SADHUKHAN** ( Pan no : BKUPS0771F ) ( Aadhar no : 9533 8180 4236 ), son of **Sri. Sudhangshu Sadhukhan**, by faith Hindu, by nationality Indian, by occupation Business, residing at Boral Sadhukhan Para, Post Office : Boral, Police Station : Sonarpur, Kolkata - 700154 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.
2. That the said land is free from all encumbrances.

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For **SAYANTIKA ENTERPRISE**

Mita Das

Proprietress

04 OCT 2024



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3. That the time period within which the project shall be completed by me/promoter is **2th April, 2028**
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That I / promoter 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.

For **SAYANTIKA ENTERPRISE**

*Mita Das*

**Proprietress**

Deponent

I, SMT. MITA DAS ( PAN No : AKHPD8360K ) ( Aadhar no : 873110315123 ), wife of Sri. Shyamal Das, residing at B/34, Brahmapur South End, P.O. Brahmapur, P.S. Bansdrani, Kolkata-700096, 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 from.

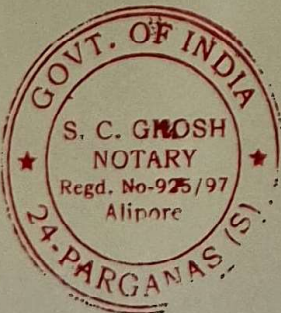
Verified by me at *4th* Day of *Oct*, 2024.

For **SAYANTIKA ENTERPRISE**

*Mita Das*

**Identified by Proprietress**

*[Signature]*  
**Advocate**



**Solemnly Affirmed & Declared before me on identification**

*[Signature]*  
**S. C. GHOSH, Notary**  
Alipore Police Court, Kol-27  
Regd. No.-925/97, Govt. of India

**04 OCT 2024**