

SL. No. 9055 Dated 31/7/25

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.- NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'IDEAL CONSTRUCTION' [PAN : AAKFI5106M], Developer & Promoter of the proposed project named 'ICONIC APARTMENT' represented by its Partner RIMPA SARKAR [PAN : FAVPS7006C].

I, RIMPA SARKAR [PAN : FAVPS7006C], wife of Dipankar Sarkar, residing at Jatragachi, P.O. Akankha Action Area - IIC, P.S. New Town, Kolkata - 700161, District North 24 Parganas, West Bengal, Partner of 'IDEAL CONSTRUCTION', developer/promoter and partner of the proposed project named 'ICONIC APARTMENT' do hereby solemnly declare, undertake and state as under:

1. That the owner of this land is Sudeshna Mondal. We, "IDEAL CONSTRUCTION", as a Developer/Promoter with an authenticated copy of the agreement between such owner and developer/promoter for development of the real estate project is enclosed herewith.

31 JUL 2025

Sl. No. 22612 Sold to **ANAMIKA SWARNAKAR**
ADVOCATE

Address..... **JUDGES' COURT, BARASAT**
Registration No: F/1314/918/2011.

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

... .. Sign. 

28 JUN 2025



OFFICE OF THE NOTARY PUBLIC
AT BHIMANAGAR
DIST. NORTH 24 PARGANAS

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me /promoter is 27/03/2030.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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.

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.

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 Verification any grounds.

IDEAL CONSTRUCTION
Rinku Sankar Deponent
Verification Partner

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 thisday of, 2025

ALOK BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist.- North 24 Pgs.

31 JUL 2025

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT