



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 09AC 490754

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI RAM CHANDRA MALAKAR** and **SRI NIKHIL MALAKAR**, designated partners and authorized signatories of **M/S. SEFALI CONSTRUCTION**, promoter of the proposed project "AIRPORT NEST" lying and situated at Holding No. 354, K. K. Pally No.4, Assessment No. 1200-900-950-246 under the jurisdiction of North Dum Dum Municipality Ward No.-19, corresponding to Mouza SULTAN PUR, J.L. No. 10, part of R.S. Dag No. 1906, 1907, R.S. Khatian Nos.-1436, 1428, L.R Khatian Nos. 4091, 4088, 4089, 4090, 5293, 5294, 5138, 4487, 4491, 4489, 4490, 4492, 4488, Police Station - Dum Dum, Post Office Rajbari, District -North 24 Parganas, Kolkata 700 081;

26 JUN 2025

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
2 & 3 Bankshall Street
Kolkata-700001

67199

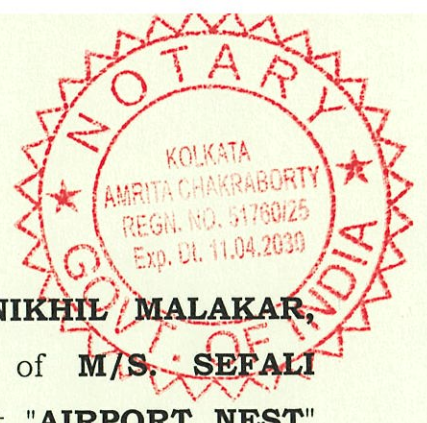
20 JUN 2025

S.L. No.....Sold To.....**Shyama Prasad Dey Paul**
Rs.....Addr.....**Advocate**
High Court, Calcutta
Enrollment No. WB / 906 / 88

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

.....
Issue Date.....Sign.....

20 JUN 2025



We, **SRI RAM CHANDRA MALAKAR** and **SRI NIKHIL MALAKAR**, designated partners and authorized signatories of **M/S. SEFALI CONSTRUCTION**, promoter of the proposed project "**AIRPORT NEST**" lying and situated at Holding No.- 354, K. K. Pally No.4, Assessment No. 1200-900-950-246 under the jurisdiction of North Dum Dum Municipality Ward No.-19, corresponding to Mouza - Sultan Pur, J.L. No. 10, part of R.S. Dag No. 1906, 1907, R.S. Khatian Nos.-1436, 1428, L.R Khatian Nos. 4091, 4088, 4089, 4090, 5293, 5294, 5138, 4487, 4491, 4489, 4490, 4492, 4488, Police Station Dum Dum, Post Office Rajbari, District North 24 Parganas, Kolkata - 700. 081 do hereby solemnly declare, undertake and state as under:

1. That (1) **GOBINDA MALAKAR**, (2) **RAM CH. MALAKAR**, (3) **NIKHIL MALAKAR**, (4) **ARATI MALAKAR**, (5) **DURGA RANI MALAKAR** (6) **SWAPNA MALAKAR**, (7) **DILIP MAJUMDER**, (8) **KESHAB MAJUMDER**, (9) **USHA MAJUMDER**, (10) **BIMAL ROY**, (11) **KAMAL ROY**, (12) **SHANKAR ROY**, and (13) **SHIBU ROY** have a legal title to the land on which the development of the proposed project is to be carried out

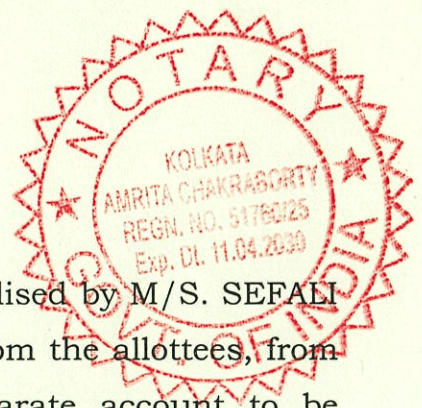
AND

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.
3. That the time period within which the project shall be completed by M/S. SEFALI CONSTRUCTION/promoters is 23.10.2027.

26 JUN 2025

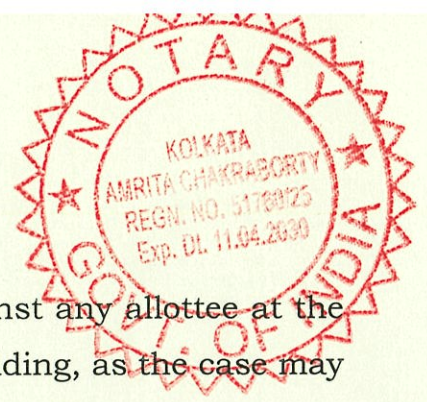
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4. That seventy (70) per cent of the amounts realised by M/S. SEFALI CONSTRUCTION for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of 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 We/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 We promoter shall take all the pending approvals on time, from the competent authorities.
9. That We promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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10. That We 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.

SEFALI CONSTRUCTION
Ravi chandra Malakar
Partner

SEFALI CONSTRUCTION
Nikhil Malakar
Partner

DEPONENT

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at _____ on this _____ day of _____, 2025.

SEFALI CONSTRUCTION
Ravi chandra Malakar
Partner

SEFALI CONSTRUCTION
Nikhil Malakar
Partner

DEPONENT

Meenakshi Bose
Advocate
CJM Court Calcutta
F841/2023

Signature Attested
in identification of Ld. Advocate
Chakraborty
AMRITA CHAKRABORTY
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