



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

WEST BENGAL

FORM 'B'

09AC 303305

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

AFFIDAVIT CUM DECLARATION OF AVIJIT SAHA [PAN. CFIPS8983R], [AADHAAR NO. 6473 2563 7479]

I, AVIJIT SAHA [PAN. CFIPS8983R], [AADHAAR NO. 6473 2563 7479], son of Basudev Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 39, Joy Narayan Banerjee Lane, P.O. & P.S. Baranagar, Kolkata - 700036, District North 24 Parganas, West Bengal, promoter and Partner of the proposed project named "V.I.P. CASTLE" do hereby solemnly declare, undertake and state as under:

1. That the owner of this land is "DIGANTA VYAPAAR PRIVATE LIMITED". We, BOSE AND SAHA REALTY LLP [PAN. ABBFB9256E], as a Developer/Promoter 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 me /promoter is 22.04.2028.



03 JUL 2025

Sl. No. 21038 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

Issue Date: Sign. 

18 JUN 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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



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

AS
ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT
 Registration No: F/1314/018/2011.

Arjit Saha
Deponent

03 JUL 2025

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 this...^{3rd}... day of^{July}..., 2025




ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

03 JUL 2025