



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

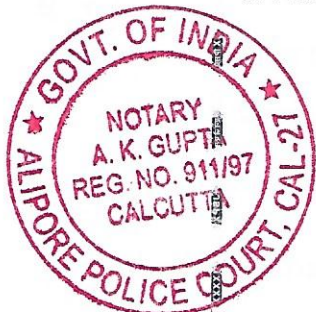


FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. KAMAL DAS** [PAN NO. ADWPD1069K] [AADHAR NO. 7644 1573 2461], Husband of Smt. Sucharita Das, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at 76/1, Selimpur Road, P.O.- Dhakuria & P.S.- Garfa, Pin Code - 700031, in the District of Kolkata, West Bengal, Director of "WISPANDAN PROJECTS PVT. LTD." and being the promoter of the proposed project.

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12 MAR 2026

WISPANDAN PROJECTS PVT.LTD.

Kamal Das
Director

I, Kamal Das, Director of "WI SPANDAN PROJECTS PVT. LTD." office address is 7/1A, Hazra Road, Edcons Chamber, Kolkata - 700026 and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed 15/2/2C, Jheel Road, PS- Garfa, P.O.- Dhakuria, Ward No.- 92, Kolkata - 700031, project name is "Spandan Citadel "

AND

a legally valid authentication of title of such land 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 the promoters is 18 Months (31.08.2027)

4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

WISPANDAN PROJECTS PVT.LTD.

Kamal Das.
Director

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

WISPANDAN PROJECTS PVT.LTD.

Karnal Das
Director

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata, on this 8th day of September, 2025.

WISPANDAN PROJECTS PVT.LTD.

Karnal Das
Director

Deponent
Identified by me

Advocate

Solemnly Affirmed
Declare Before Me
on Identification

A.K. Gupta
(A. K. GUPTA)
NOTARY
GOVT. OF INDIA
Regn. No.-911/97



12 MAR 2026

Prabuddha Ghosh Majumder

PRABUDDHA GHOSH MAJUMDER

Advocate
Alipore Police Court
Kolkata-700 027
Regn. No. - WB-613/1989