



पश्चिम बंगाल WEST BENGAL



09AC 309154

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Sanjit Karmakar, Partner of M/s. S.K. CONSTRUCTION promoter of the proposed project **KARMAKAR BHABAN** at Holding No. 49, Baikanthpur Road, under Ward No. 14 of Rajpur Sonarpur Municipality, PS – Sonarpur, Dist – S 24 Pdns, PIN – 700149, WB, India

I, Sanjit Karmakar, Partner of M/s. S.K. CONSTRUCTION promoter of the proposed project **KARMAKAR BHABAN** at Holding No. 49, Baikanthpur Road, under Ward No. 14 of Rajpur Sonarpur Municipality, PS – Sonarpur, Dist – S 24 Pdns, PIN – 700149, WB, India do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. S.K. CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Sanjit Karmar (i.e. Me) being Deed No. 190100719 of 2025 registered at the Office of the ARA – I, Kolkata
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 18-02-2027

REKHA TEWARI  
NOTARY  
Regn. No. 10288/13  
C.M.M's. Court  
Kolkata-700001

13 JUN 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

*Sanjit Karmakar*  
Deponent

Verification

I, Sanjit Karmakar Son of Sudhir Karmakar Resident of Vivekananda Road, Baikanthpur, Mati Para, Rajpur Sonarpur (M), PIN – 700149, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Identified by me  
Narayan Ch. Saha

Verified by me at Kolkata on this 13th day of June, 2025

*[Signature]*  
Advocate  
C.M.M. Court, Kolkata-1  
Enrollment No. WB/305/1980

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
REKHA TEWARI  
NOTARY

REKHA TEWARI  
NOTARY  
Regn. No. 10298/13  
C.M.M.'s. Court  
Kolkata-700001

*Sanjit Karmakar*  
Deponent

13 JUN 2025

