

भारतीय गैर न्यायिक

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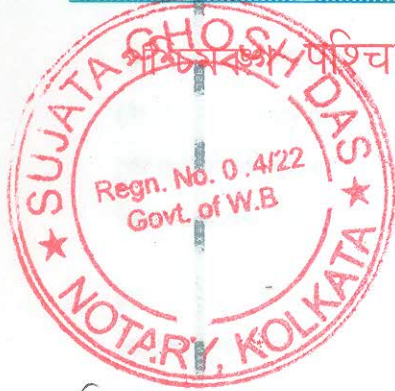
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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



24AC 247149


FORM 'B'

[See rule 3(4) of West Bengal Real Estate (Regulation & Developments) Rules, 2021]

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri **SOUMIK ROY** Son of Late Tushar Kantu Roy, Proprietor of M/s **Roy Construction & Developer** of the proposed Project "**SHILA**" at Mouza - Tentulberia, J.L. No. - 44, L R Dag No 99, R S Dag No 94, R S Khatian No 448, L R Khatian No 171 under Rajpur Sonarpur Municipality being Holding No 589, Sreenagar, under Ward no 22, PS Sonarpur, Kolkata 700094 P.O. - Panchasayar Dist. - 24 Pargs. (South), West Bengal, India.


SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
City Sessions Court, Kolkata

10 MAR 2026

120142

Sold To.....

Name.....

Address.....

REKHA SEN
Advocate
City Civil Court

REKHA SEN
Advocate
City Civil Court

- 9 FEB 2026

Rs.....

C.J.M's Court
2, Bankshall Street,

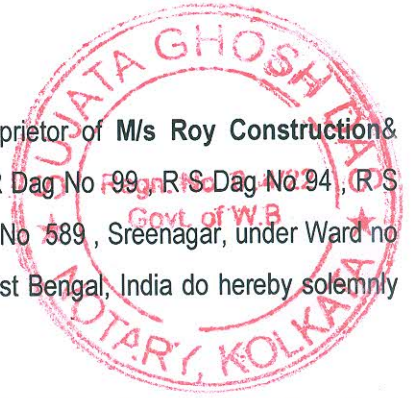
ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. J. M's Court
2, Bankshall Street, Kbi-1



10 MAR 2026

SHUBA KUMAR DAS
Notary Govt. Regd.
Regd. No. 12345
City Civil Court, Kbi-1

BOUMIK ROY (PAN NO AGWPR8314A) ,Son of Late Tushar Kantu Roy,, Proprietor of **M/s Roy Construction & Developer** of the proposed Project "**SHILA** at Mouza - Tentulberia , J.L. No. - 44, ,L R Dag No - 99, R S Dag No 94 , R S Khatian No 448 , L R Khatian No 171 under Rajpur Sonarpur Municipality being Holding No 589 , Sreenagar, under Ward no 22, PS Sonarpur, Kolkata 700094 P.O. - Panchasayar Dist. - 24 Pargs. (South), West Bengal, India do hereby solemnly declare, undertake and state as under



That the Firm has a legal title to the land on which the development of the on -going project is carried out by virtue of Development Agreement with Development Power by **ARABINDA MONDAL** and **M/s Roy Construction** a Proprietorship Firm having Trade License No 0917P685222441225 valid up to 13/02/2027 under Rajpur Sonarpur Municipality

AND

All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Proprietor ship Firm (Buyer) for the development of the Real estate project are enclosed herewith

- (1) That the said land is free from all encumbrances.
- (2) That the time period within which the project shall be completed by the Proprietorship Firm within the date of **21/05/2027**
- (3) That seventy percent of the amounts realized by the Proprietorship Firm for the Real Estate Project from the allottees (as per proforma agreement for sale), 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.
- (4) 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.
- (5) 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.
- (6) That the Proprietorship firm 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 by such chartered accountant and it shall be verified during the audit that the amounts collected for a Particulars 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.
- (7) That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.
- (8) That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act

Identified by me

BISWA NATH DEY
Advocate
High Court Calcutta
Regn No: 311/1975

SUJATA GHOSH DAS
Notary Govt. Of W.B
Regd. No. 014/22
City Sessions Court, Kolkata

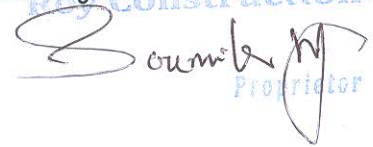
10 MAR 2026

That the Proprietorship Firm shall not discriminate against any Allottee or Allotees at the time of allotment of any apartment, Plot or building, as the case may be, on any grounds

(10) That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

(11) That any contradiction arises in the future the Deponent will be responsible for it

I, **SOUMIK ROY (PAN NO AGWPR8314A)** ,Son of Late Tushar Kantu Roy,, Proprietor of **M/s Roy Construction & Developer** of the proposed Project "**SHILA** at Mouza - Tentulberia , J.L. No. - 44, ,L R Dag No 99 , R S Dag No 94 , R S Khatian No 448 , L R Khatian No 171 under Rajpur Sonarpur Municipality being Holding No 589 , Sreenagar, under Ward no 22, PS Sonarpur, Kolkata 700094 P.O. - Panchasayar Dist. - 24 Pargs. (South), West Bengal, India do hereby solemnly affirm that the facts stated in paragraph 1 to 11 are true and correct to the best of my Knowledge and belief and no material fact has been concealed.


Proprietor

Deponent

Verification


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

Verified by me at Kolkata on thisday of2026



Proprietor

Deponent


SUJATA GHOSH DAS
Notary Gov. Of W.B
Regd. No. 014/22
City Sessions Court, Kolkata

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

NOTARY

Identified by me


BISWA NATH DEO
Advocate
High Court Calcutta
Regn No. 311/1975

10 MAR 2026