



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 063169

FORM 'B'  
[See rule 3(2)]

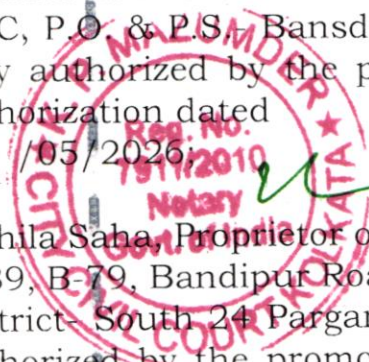


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Smt. Shila Saha, (PAN: CRLPS1697B) wife of Sri Sankar Saha, age about 50 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at B-79, Bandipur Road, P.O. & P.S.- Bansdrani, District- South 24 Parganas, Kolkata- 700070, Proprietor of the promoter **(SHILA SAHA)** for the proposed project **"USHALATA APARTMENT"** situated at Premises No. 88, Niranjana Pally "A" Block, Ward No. 113 under KMC, P.O. & P.S. Bansdrani, District- South 24 Parganas, Kolkata- 700070, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

16 /05/2026;



I, Shila Saha, Proprietor of the (promoter) **SHILA SAHA** having registered office at 39, B-79, Bandipur Road, Ward No. 113 under KMC, P.O. & P.S. Bansdrani, District- South 24 Parganas, Kolkata- 700070, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

**SHILA SAHA**  
Shila Saha  
Proprietor

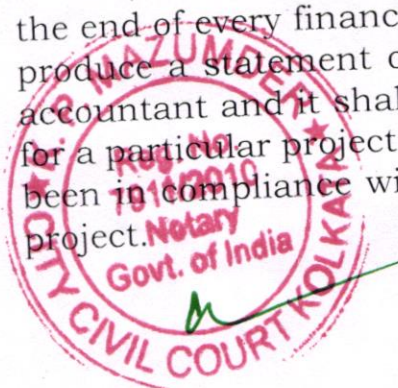
16 MAY 2026

1. (a) **SMT. NAMITA DAS** (PAN- HPPPD6455F), wife of Late Ajit Das, by Occupation- Housewife, (b) **SRI JAY PRAKASH DAS** (PAN- ALKPD6518K), son of Late Ajit Das, by Occupation Business, both are residing at S.B. Das Road, Mayra Para, P.O. Rajpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700149, (c) **SRI DAYAL DAS** (PAN- BCAPD0296G), son of Late Siddheswar Das, by Occupation Service, residing at A/132, Purba Ananda Pally, P.O. & P.S. Bansdrani, District- South 24 Parganas, Kolkata- 700070, (d) **SRI UTPAL DAS** (PAN- AHWPD6529N), son of Late Siddheswar Das, by Occupation Business, residing at A/134, Purba Ananda Pally, P.O. & P.S. Bansdrani, District- South 24 Parganas, Kolkata- 700070, (e) **SRI BULA DAS** (PAN- CEXPD5748F), son of Late Siddheswar Das, by Occupation Service, residing at A/134, Purba Ananda Pally, P.O. & P.S. Bansdrani, District- South 24 Parganas, Kolkata- 700070, all by Faith Hindu, by Nationality Indian, has 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 us/promoter is 31/12/2027.
4. That seventy percent of the amounts realised by us/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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



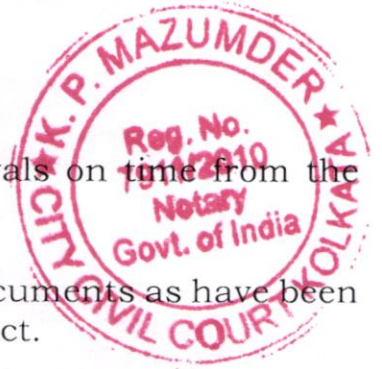
16 MAY 2026

SHILA SAHA  
Shila Saha  
Proprietor

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.

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.



SHILA SAHA  
Shila Saha  
Proprietor

Deponent

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 16th day of May, 2026

SHILA SAHA  
Shila Saha  
Proprietor

Deponent

Solemnly Affirmed & Declared  
Before me on Identification

K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India



IDENTIFIED BY ME

S. Das

Advocate

16 MAY 2026