

Serial No. N

40

2025

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



12AC 065532

BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

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 SUPARNA CONSTRUCTION, a sole proprietorship firm, having its office at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, represented by its sole proprietor namely SMT.SUPARNA DAS, wife of Sri Goutam Das, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated _____.

SUPARNA CONSTRUCTION

Suparna Das.

Proprietor

26 MAY 2025

SUPARNA CONSTRUCTION, a sole proprietorship firm, having its office at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, represented by its sole proprietor namely **SMT.SUPARNA DAS**, wife of Sri Goutam Das, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at 3/3, Banamali Banerjee Road, P.O. and P.S. Haridevpur, Kolkata-700082, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the Land owners namely **1. SRI SBYASACHI BANERJEE**, son of Late Gopal Banerjee, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 99/35, Kaiballonagar, Mahatma Gandhi Road, P.O. Paschim Putlary, P.S. Thakurpukur now Haridevpur, Kolkata-700041, District-South 24 Parganas and **2. SMT DEBLINA BANERJEE**, daughter of Late Amitabha Banerjee, by faith Hindu, by occupation Housewife, by Nationality-Indian, residing at 44, KK Roychowdhury Road, Near Atchala, Barisha Sakher Bazaar, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District-South 24 Parganas, have a legal title to the land i.e. "JANMABHUMI-II" situated at being Municipal Premises No. 361, Mahatma Gandhi Road, [Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road))], Mouza- Haridevpur, J.L. No. 25, under Kaibalya Nagar Colony E.P. No.48, R.S. Dag No. 176/1605 (P), under Kolkata Municipal Corporation Ward No. 115, Police Station- previously Behala then Thakurpukur now Haridevpur, Kolkata-700041, Assessee No. 41-115-06-0529-9, A.D.S.R. at Behala, District South 24 Parganas, on which the Development of the 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/ promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by me / Promoter is **04.04.2028**.

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 the proportion to the percentage of completion of the project.

26 MAY 2025

SUPARNA CONSTRUCTION

Suparna Das

Proprietor

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 rule and regulations made under the Act.

10. That, I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.



SUPARNA CONSTRUCTION

Suparna D.
Proprietor

✓
DEPONENT

Verification

I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 26th day of May, 2025.

Solemnly Affirmed & Declared
before me on identification

T. K. Dey, Notary
Alipore Judges' Court, Cal-27
Reg. No. 1537/2000, Govt. of India

SUPARNA CONSTRUCTION

Suparna D.
Proprietor

✓
DEPONENT

Identified by me

Advocate

26 MAY 2025

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