

पश्चिम बंगाल WEST BENGAL

AV 477274



FORM 'B'

(See rule 3(2)1

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 I, Sri Sri Soutik Dhar (PAN-HNZPD9434E) (AADHAR NO-314293853302) son of Sri Tapas Dhar, age about 22 years, by caste and religion Hindu, by occupation business, Indian citizen, residing at Baganbari Para Baganbari, P.O. Raghunathganj, P.S. Raghunathganj, Dist. Murshidabad, PIN 742225, West Bengal. Proprietor of the (DHAR INFRASTRUCTURES) for the project "PEARL VISTA PHASE I" situated at Pratappur. P.O. & P.S. -Raghunathganj, Dist-Murshidabad, Mouza - Sujapur, J.L. No- 94, Khatiyon No- 5167, 5169, Dag No- 429, Under-Dafarpur GP of MURSHIDABAD ZILLA PARISAD, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29.01.2026

Contd.P/2

ATTESTED

Nilanjana Pandey
30 JAN 2026
Nilanjana Pandey
Notary
Govt. of India
Reg. No -55830
Berhampore, Murshidabad

1. I, Sri Soutik Dhar son of Sri Tapas Dhar Proprietor of the (DHAR INFRASTRUCTURES) having registered office at Pratappur Road, Opp. of Farakka Barrage, Raghunathganj, Murshidabad, PIN 742225, West Bengal of the proposed project/ duly authorized by the promoter of the said project do hear by solemnly declare, undertake and state as under:

2. I am the sole owner of the land admeasuring about 30 decimal of land on which the proposed project will be developed I became the owner of the land by way of gift deed executed in favour of me vide deed No. 121502240 for the year 2025, Book No-1, Volume No-1215-2025, Page from 39629 to 39640 at the office of Additional District Sub Registrar office of the ADSR JANGIPUR, WEST BENGAL, vide deed No. 121502241 for the year 2025, Book No-1, Volume No-1215-2025, Page from 39641 to 39652 at the office of Additional District Sub Registrar office of the ADSR JANGIPUR, WEST BENGAL, vide deed No. 121502239 for the year 2025, Book No-1, Volume No-1215-2025, Page from 39617 to 39628 at the office of Additional District Sub Registrar office of the ADSR JANGIPUR, WEST BENGAL

That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by us/promoter is 31/12/2026,

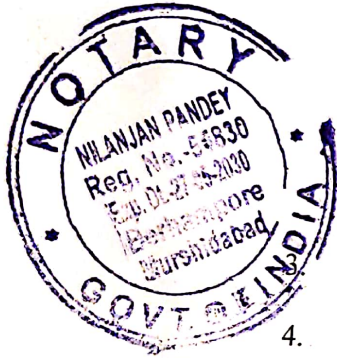
5. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

6. 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.

7. 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

8. That, 1/ 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

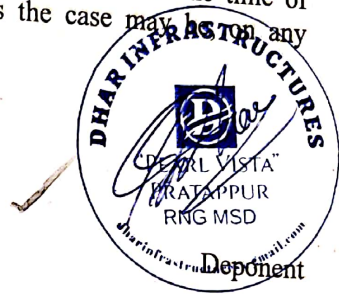
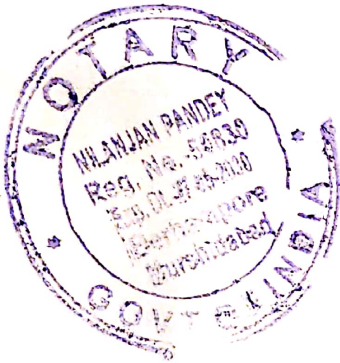
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ATTESTED
30 JAN 2025
Nilanjan Pandey
Notary
Govt. of India
Reg. No - 55830
Murshidabad

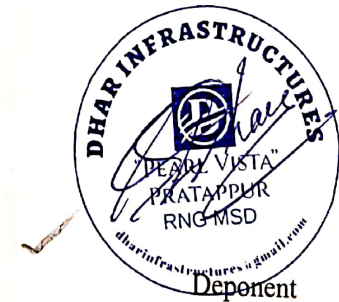


9. That, I promoter shall take all the pending approvals on time from the competent authorities.
10. That, I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That, I promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



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 Murshidabad on this 30th day of January, 2026.



ATTESTED
30 JAN 2026
Nilanjan Pandey
Notary
Govt. of India
Reg. No -55830
Murshidabad, West Bengal