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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

14AC 838266

BEFORE THE NOTARY PUBLIC
AT ALLPURA POLICE COURT

FORM-B
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Dinesh G. Sanghvi being representative for the promoter of the proposed project "NOBLE ESSENCE" vide its authorization dated 16TH DECEMBER, 2025.

I, Dinesh G. Sanghvi, S/o Late Gopal V. Sanghvi, aged 70 years, working for gain at 1/3A Rammoy Road, Kolkata-700025, being representing the promoter of the proposed project "NOBLE ESSENCE", do hereby solemnly declare, undertake and state as under:

1. That Dr Shyamal Chatterjee has a legal title to the land on which the development of the project is proposed and a legally valid authentication of the 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.



24 FEB 2026

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To
Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
Netaji Subhas Rd.,
Kolkata-1
27 NOV 2026

Amal Kr. Saha
Licensed Stamp
Vendor



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31/12/2028**.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



12 4 FEB 2026



S. C.

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 24th day of February, 2026.

S. C.

Deponent



Solemnly Afirmred & Declai
before me on Identification

S. C. GHOSH
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97 Govt. of India

Identified by me

Nabakumar
Advocate

Nabakumar Chandra Prudhyay
Advocate
Alipore Police Court
Enri No-WB/2037/1999

24 FEB 2026