

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT OF INDIA 24 PGS CALCUTTA

700914

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 Sri Ashim Kumar Das, (PAN: ACUPD8075C), son of Late Gopal Chandra Das, age about 62 years, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at "Giridhari Apartment", 3rd Floor, Flat No. 4B, 35, Sainen Das Sarani (Post Office Road), Dum Dum Cantonment, P.O. & P.S. - Dum Dum, Kolkata - 700028, Dist. - North 24 Parganas, Proprietor of the promoter (**Puja Construction**) for the proposed project "**SAGARIKA RESIDENCY**" situated at Holding No. 1344, Bangur Avenue, Ward No. 29 under South Dum Dum Municipality, P.O. Bangur, P.S.- Dum Dum, Kolkata- 700055, Dist. - North 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12/08/2025;

I, Ashim Kumar Das Proprietor of (promoter) **Puja Construction**, having the registered office at Holding No. 2, 2/2S/11, N.C. Mitra Road, Ward No. 17 under Dum Dum Municipality, P.O. & P.S. - Dum Dum, Kolkata- 700028, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

PUJA CONSTRUCTION

Ashim Kumar Das
Proprietor

12 AUG 2025

1. That the promoter **Ashim Kumar Das** has a legal title to the land on which the development of the project is proposed 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.

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.

12 AUG 2025



PUJA CONSTRUCTION

Ashim Kumar Das
Proprietor

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.

PUJA CONSTRUCTION
Ashim Kumar Das.
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 day of 12 August, 2025.

PUJA CONSTRUCTION
Ashim Kumar Das.
Proprietor

Deponent



ATTESTED

S P Sen
Reg. No. 308/89
Govt. of India
24 Pgs. & Calcutta

12 AUG 2025

S P Sen
Notary
24 Pgs. & Calcutta