

SL NO. 3/188/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 942724

BEFORE THE NOTARY PUBLIC, ALIPORE
GOVERNMENT OF WEST BENGAL

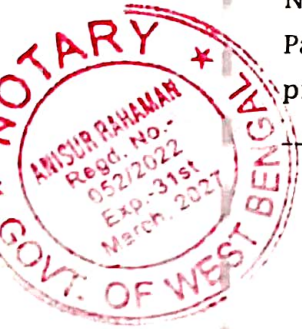
BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

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

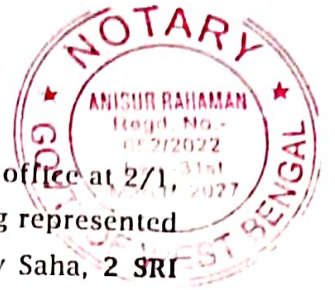
Affidavit cum Declaration of CREATIVE CONSTRUCTION, a Partnership Firm, having its registered office at 2/1, Khanpur Road, P.O - Naktala, P.S- Netaji Nagar, Kolkata - 700047, being represented by its partners namely 1. SRI DIPAK SAHA, son of Late Gopi Ballav Saha, 2 SRI SUPRIYO SAHA, son of Sri Dipak Saha, both are by Faith — Hindu, by Occupation — Business, by Nationality — Indian, both are residing at 2/1, Khanpur Road, P.O - Naktala, P.S-Netaji Nagar, Kolkata — 700047, in the District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated



14 OCT 2025

Creative Construction
Dipak Saha.
Partner

Creative Construction
Supriyo Saha.
Partner



CREATIVE CONSTRUCTION, a Partnership Firm, having its registered office at 2/1, Khanpur Road, P.O - Naktala, P.S-Netaji Nagar, Kolkata - 700047, being represented by its partners namely **1. SRI DIPAK SAHA**, son of Late Gopi Ballav Saha, **2 SRI SUPRIYO SAHA**, son of Sri Dipak Saha, both are by Faith — Hindu, by Occupation — Business, by Nationality — Indian, both are residing at 2/1, Khanpur Road, P.O - Naktala, P.S-Netaji Nagar, Kolkata — 700047, in the 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 SANTOSH KUMAR SHAW**, son of Late Mahabir Shaw, By Occupation — Business, **2) SMT RINA SHAW**, wife of Sri Santosh Kumar Shaw, by Occupation - Housewife, both are by Faith -Hindu, by Nationality Indian, both are residing at 140/1, Lenin Sarani, P.O Dharmatala, P.S - Muchi Para, Kolkata - 700013, in the District Kolkata, have a legal title to the proposed project i.e. "**ANUSHUA APARTMENT**" situated at Mouza - Brahmapur, J.L. No.48, R.S. No. 169, Touzi No. 60, Pargana - Magura, comprised in C.S Dag No. 567, R.S Dag No. 28 & 38, Under R.S. Khatian No. 707 & 515, being KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2, P.S. - Regent Park now Bansdroni, Kolkata - 700096, of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. -I at Alipore, 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

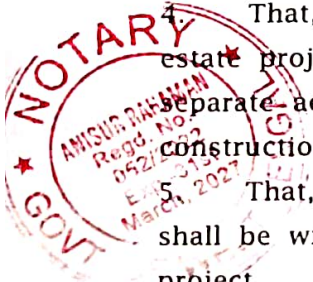
That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by us / Promoter is **30.05.2026**.

4. That, seventy per cent of the amounts realized 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 the proportion to the percentage of completion of the project.

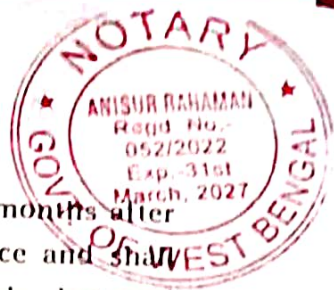
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



Creative Construction
Dipak Saha
Partner

14 OCT 2025

Creative Construction
Supriyo Saha
Partner



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 utilised 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 rule and regulations made under the Act.
10. That, we / 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.



Creative Construction
Dipak Saha.
Partner

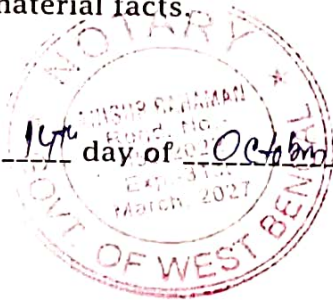
Creative Construction
Supriyo Saha.
Partner

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 14th day of October, 2025.



Creative Construction
Dipak Saha.
Partner

Creative Construction
Supriyo Saha.
Partner

Solemnly affirmed and declared
before me on identification

DEPONENT

ANISUR RAHAMAN
NOTARY
South 24 Pgs.
Regd. No.-052/2027
Alipore Court
Govt. of West Bengal

Identified by me

[Signature]
Advocate

14 OCT 2025