



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

39AA 069608



FORM – B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Mr. KUNTAL SARKAR, Director of the Company "DCS Landmark Developers Private Limited", promoter of the propose project/ duly authorized by the promoters of the proposed project vide their authorization dated 28th day of May, 2025:

15 JUL 2025

I, **KUNTAL SARKAR**, Son of Nikhil Chandra Sarkar, aged 49 years R/o 359/1, Jawpur Road, Ramkrishna Park, Kolkata – 700 074, Director of the Company “**DCS Landmark Developers Private Limited**”, promoter of the proposed project duly authorized by the promoters of the project do hereby solemnly declare, undertake and state as under :

11. Mr. Adhir Nath Basu and Mr. Ashit Nath Bose have a legal title to the land on which the development of the proposed project is to be carried out **And** A legally valid authentication of the title of such land along with an authentication copy of the agreement between such owner and promoter of the development of the real estate project is enclosed herewith.
12. That the said land is free from all encumbrances.
13. That the time period within which the project shall be completed by us/promoter is 30-11-2026.
14. The seventy percent of the amount realized by the promoter for the real estate project from the allottees, from time to time, shall be deposit in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be use only for that purposed.
15. That the amount from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
16. That the amount from the separate account shall be withdrawn only after it is certified by an Engineer, an Architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
17. That promoters 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 the project.

18. The promoter shall take all the pending approvals on the time, from the competent authorities.
19. That promoters has furnished such other documents as have been specified by the rules and regulations made under the act.
20. That promoters 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.

DCS LANDMARK DEVELOPERS PVT. LTD.
Kuntal Saman.
Director

DEPONENT



Verification

The contents of my above affidavit cum declaration are true and correct and nothing materials has been concealed by the me therefrom.

Verified by me at Kolkata on this 20th day of June, 2025.

DCS LANDMARK DEVELOPERS PVT. LTD.
Kuntal Saman.
Director

DEPONENT

Solemnly Affirmed &
Declared Before me
on Identification

S. N. CHATTERJEE
NOTARY

15 JUL 2025