



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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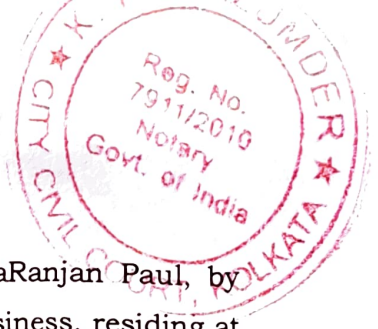


**Affidavit cum Declaration**

Affidavit cum Declaration of SRI. GOUTAM CHANDRA PAUL, son of Late Pusp Ranjan Paul, by faith Hindu, by Nationality - Indian, by occupation - Business, residing at 193A/1, Picnic Garden Road, P.S Kasba, Picnic Garden, Kolkata - 700039, being proprietor / promoter of M/S PAUL CONSTRUCTION, proprietorship firm, having its office at 193A/1, Picnic Garden Road, P.S Kasba, Kolkata - 700039, Kolkata, promoter/ developer of the proposed project named "**SADHANALAY APARTMENT**" Situated at 188, Purbachal Road, P.O.-Garfa, Kolkata, Pin -700078, South 24 Parganas, Mouza-Kasba, J.L. no. 13, Ward no. 106, within Kolkata Municipal Corporation, Kolkata, West Bengal, within Kolkata Municipal Corporation, Kolkata, West Bengal, India



02 MAY 2026



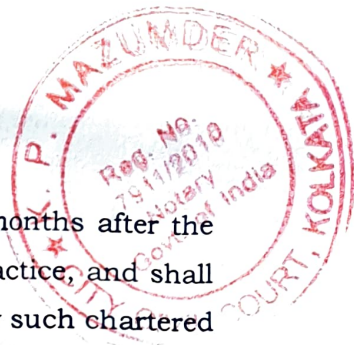
I, SRI. GOUTAM CHANDRA PAUL, son of Late PuspaRanjan Paul, by faith Hindu, by Nationality - Indian, by occupation - Business, residing at 193A/1, Picnic Garden Road, P.S Kasba, P.O Picnic Garden, Kolkata - 700039, District - South 24 Parganas, being Proprietor / promoter of Proprietorship firm **M/S PAUL CONSTRUCTION**, promoter/ developer, promoter

Affidavit cum Declaration of I, SRI. GOUTAM CHANDRA PAUL (being the proprietor / promoter of Proprietorship firm **M/S PAUL CONSTRUCTION**, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Santi Das, Ganesh Chandra Das, Biswanath Das, Sipra Ghosh, Sima Dey, Subhendu Dey And Arpendu Dey** land owners, has a legal title to the land on which the development of the project is proposed 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 **Santi Das, Ganesh Chandra Das, Biswanath Das, Sipra Ghosh, Sima Dey, Subhendu Dey And Arpendu Dey** are the land owner.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is **12.06.2026**.
5. That seventy per cent of the amounts realised by me/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.
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.



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8. that I 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.
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.

**PAUL CONSTRUCTION**  
Goutam chandra Paul.  
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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

**PAUL CONSTRUCTION**  
Goutam chandra Paul.  
Proprietor

Deponent

Solemnly Affirmed & Declared  
Before me on Identification

*K. P. Mazumder*

K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India

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IDENTIFIED BY ME  
*S. Das*  
Advocate

02 MAY 2026