

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল

SANJAY KUMAR DAS
REGN. NO. 54436/2025
Exp. Dt. 5/5/2030

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of K.S. CONSTRUCTION a Partnership firm having its registered office at 93/1, Hari Ghosh Street, P.S. Burtolla, P.O. Beadon Street, Kolkata-700006, represented its partners (1) SRI SOMEN DUTTA (PAN-AGDPD5916B), son of Late Bishnu Prosad Dutta, by Faith-Hindu, by Occupation-Advocate, by Nationality Indian, residing at 93/4, Hari Ghosh Street, P.S. Burcolla, P.O. Beadon Street, Kolkata-700006, (2) SRI KASHI NATH ROY (PAN-AFXPR717bQ), son of Late Ahi Bhusan Roy, by Nationality Indian, by faith Hindu by occupation Business, residing at 93/1, Hari Ghosh Street, Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, Promoters of the proposed project, promoter of the proposed project- "THE 22A"

K.S. CONSTRUCTION a Partnership firm having its registered office at 93/1, Hari Ghosh Street, P.S. Burtolla, P.O. Beadon Street, Kolkata-700006, represented its partners (1) SRI SOMEN DUTTA (PAN-AGDPD5916B), son of Late Bishnu Prosad Dutta, by Faith-Hindu, by Occupation-Advocate, by Nationality Indian, residing at 93/4, Hari Ghosh Street, P.S. Burcolla, P.O. Beadon Street, Kolkata-700006, (2) SRI KASHI NATH ROY (PAN-AFXPR717bQ), son of Late Ahi Bhusan Roy, by Nationality Indian, by faith Hindu by occupation Business, residing at 93/1, Hari Ghosh Street, Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, Promoters of the proposed project, do hereby solemnly declare, undertake and state as under:

Contd.....P/2

10 NOV 2025

82761

Sold To.....
Name.....
Address.....

SANJAY KUMAR DAS
Advocate
C.M.M.COURT (BANKSHALL)

- 6 NOV 2025

Rs.....

C.J.M's Court
Bankshall Street, Kol-1

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. J. M's Court
2, Bankshall Street, Kol-1

1. That, **ASHES KUMAR GHOSH, KRISHNA GHOSH, BANERJEE BASAK & PRADIP KUMAR BASAK** 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 title of such land of the real estate project along with Development Agreement and Power of Attorney 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 me/promoter is 08/09/2030.
4. That seventy percent of the amount 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.
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 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

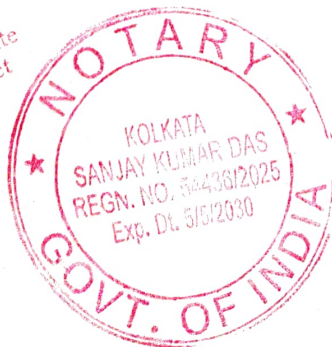
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ Day of _____, 2025.



SANJAY KUMAR DAS
NOTARY GOVT. OF INDIA
REGN. NO. 54436/25
Chief Judicial Magistrate
283, Bankshall Street
Kolkata-700001



K.S. CONSTRUCTION

Kashi Nath Roy

Partner

Deponent

K.S. CONSTRUCTION

Somen Dutta

Partner

Signature Attested
Identification of Ld. Advocate

SANJAY KUMAR DAS
NOTARY GOVT. OF INDIA
REGN. NO. 54436/25
Chief Judicial Magistrate
Kolkata-700001

10 NOV 2025