



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

38AA 567684

BEFORE THE NOTARY PUBLIC
ALIPORE JUDGES COURT
KOLKAT-27

**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

I, Swapan Das Majumder, son of Gopal Das Majumder, having his Income Tax Permanent Account Number (AWYPM0013F) and Aadhar Number (3944 0298 3059), by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at R.N.T. Road, Post office- Harinavi, Police Station- Sonarpur, Kolkata- 700148, District South 24 Parganas in the State of West Bengal, being the Developer of Project namely "RAM SITA APARTMENT", lying and situated at being Municipal Holding No. 220, Pargana Magura, Vill- Manikpur, Subhas Block Road, Post office- Harinavi, Police Station- Sonarpur, Kolkata 700148, under registrar office at Additional District Sub Registrar at Sonarpur District South 24 Parganas in the State of West Bengal, do hereby solemnly declare undertake and state as under:



13 SEP 2025

37104

26 AUG 2025

No..... ₹ 20/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

RAJIB GHOSH
Advocate
6, Old Post Office Street
5th Floor, Koi-700001

SHRI SWAPAN DAS MAJUMDER son of Gopal Das Majumder, having his Income Tax Permanent Account Number (AWYPM0013F) and Aadhar Number (3944 0298 3059), by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at R.N.T. Road, Post office- Harinavi, Police Station- Sonarpur, Kolkata- 700148, District South 24 Parganas in the State of West Bengal, 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 authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by us/promoter is 1st November 2026.
3. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottee, 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.
4. That, the amounts from the separate account to cover the cost of the project shall be Within in proportion to the percentage of completion of the project.
5. 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 proportion to the percentage of completion of the project.
6. That, The 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 statement of accounts duly certified and signed by such chartered accountant and 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.
7. That, The Promoter shall take all the pending approvals on time from the competent authorities.
8. That, The Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That, The 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.


DEPONENT

13 SEP 2025



VERIFICATION

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

VERIFIED BY ME AT ON THIS
DAY OF SEPTEMBER, 2025

Shapoorji M. M. M. M. M.
Deponent



Signature attested
on identification

N.N. Rahaman
Noorun Nessa Rahaman
Notary Govt. of India
Regn. No. 13808/18

Identified By Me

Milankar Banerjee
Advocate

13 SEP 2025