



पश्चिम बंगाल WEST BENGAL

05AC 942325

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of ASHIM MALICK, S/O LATE ARABINDA MALICK, RESIDING AT VILL & PO-KASHINATHPUR, PS-RAJARHAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700135, DESIGNATION - PARTNER, SWAPNANIR DEVELOPERS, promoter of the proposed project- "SANTINIKETAN APPARTMENT"

I, ASHIM MALICK, S/O LATE ARABINDA MALICK, RESIDING AT VILL & PO-KASHINATHPUR, PS-RAJARHAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700135, DESIGNATION - PARTNER, SWAPNANIR DEVELOPERS, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, SATYA SARDAR, DIKU SARDAR, BISWAJIT SARDAR, JHUMA RANA, MINAKSHI SARDAR, PARITOSH SARADR, CHATTU SARDAR, SANDHYA SARDAR, SUMITRA SARADR, AMAR SARDAR, SUDHA MONDAL, KAKOLI KANSARI, CHEMI SARDAR, DINESH SARDAR & SAMBHU SARDAR 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 11/12/2027.

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

16 JAN 2025

2017 15/1/2025

ক. তার. মূল্য 10/-

ক্রেতার নাম ও পতা

ট্যাক্স ডেভেলপার

বিধান নং: সল্টলেক সফটওয়্যার ডি.এস.আর.

মোট ট্যাক্স ক্রয় ও:

চালান নং: মোট কও টাকার বাকি

উল্লিখিত-বারাকপুর, ডেভেলপার-মিতা দত্ত

Swapanir Developers

of Rajarhat

Kol-700135

06 JAN 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

SWAPNANIR DEVELOPERS

Ashim K. Das

Deponent **Partner**

IDENTIFIED BY ME
[Signature]
T. KR JANA
ADVOCATE

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME FOR IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No. **W3771/18**
C.M.M's Court
Kolkata-700 001

16 JAN 2025