



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

FORM 'B'

[SEE RULE 3(4)]

AFFIDAVIT CUM DECLARATION

14AC 765500



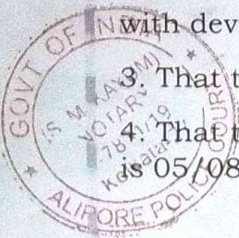
Affidavit cum Declaration of SANJIB THAKUR son of Naresh Thakur, residing at P/11, Pirpukur Road, Vidyasagar Park, Ward-113, Borough-11, P.O. & P.S. Bansdrani, Kolkata -700070, Designation - Proprietor/Promoter of the proposed project "TIRUPATI GARDEN".

1.I, SRI SANJIB THAKUR, son of Naresh Thakur, residing at P/11, Pirpukur Road, Vidyasagar Park, Ward-113, Borough -11, P.O. & P.S. Bansdrani, Kolkata - 700070, Designation - Proprietor/Promoter of the Project do hereby solemnly declare, undertake and state as under.

2. That SUKHARANJAN CHANDA, SUBRATA CHANDA, GITA DEB, MANJU MALLICK ANJU MAJUMDAR have legal title to 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.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by me is 05/08/2030.



*Sanjib Thakur*

29 NOV 2025



243377

Me : A. K. DAS, Advocate  
ress : High Court, Calcutta  
katin - 700001

olkata Collectorate  
Netaji Subhas Rd.,  
olkata-1

Amal K. Saha  
Licensed Stamp  
Vendor

21 NOV 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

### 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 Kolkata on this 29th day of November, 2025



*Sanjib Thakur*

Deponent:

(SANJIB THAKUR)

Signature (S) of the Executant (S)  
 Witnessed on Identification at Alipore  
 Police Court, Kolkata-21, dated 28/11/19  
 Notarised at  
 (S. M. KAYUM)  
 Notary, Govt. of India, Kolkata-21, dated 28/11/19

Identified by me

*Xera*  
 Advocate

29 NOV 2025