

SL. No. 70 Dated. 03 JUN 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 238404

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Kalyan Saha, son of Late Laxmi Narayan Saha, aged about 62 years and working for gain at 148/3Q, Swinhoe lane, Propreitor of M/s Kalyan Saha (herein referred to as a Promoter) promoter of the proposed project duly authorized vide its Development Agreement Dated 16.01.2018.

03 JUN 2025 I, Kalyan Saha, proprietor of M/s Kalyan Saha being the promoter of the proposed project do hereby solemnly declare, undertake stake as under:

1. That the Owners have a legal title to the land on which development of the proposed project at 19A Charu Chandra Avenue, Kolkata 700 033, PS- Charu Market has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the real estate project 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 Promoter is 31st March, 2028.
4. That seventy per cent of the amount realised by 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 last cost and shall be used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter shall get the accounts audited within six month 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approval on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



03 JUN 2025

Identified by
Debasish Chowdhury
Debasish Chowdhury, Advocate
Alipore Judges' Court
KOL-700 027
WB/929/1983

VERIFICATION

K. Sale
DEPONENT

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 3rd of June, 2025.

Signature Attested
on Identification
[Signature]
MARUFA KHATOON
Notary, Govt. of India
Regd. No.- 13815/2018
Alipore Judges' Court

K. Sale
DEPONENT