



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

78AA 677150



BEFORE THE NOTARY PUBLIC  
GOVT OF WEST BENGAL ALIPORE JUDGES COURT

FORM 'B'

[See rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED  
BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. BISWANATH NASKAR, promoter of the proposed project.

I BISWANATH NASKAR (PAN NO. ACLPN2735N, AADHAAR NO. 3414 1850 3291), S/o. Late Sundar Naskar, by faith Hindu, by occupation Business, by nationality Indian, residing at 16, Saheb Para, P.O. & P.S.- Sonarpur, Kolkata – 700150, Proprietor of BISWANATH NASKAR, having its registered office at 16, Saheb Para, P.O. & P.S.- Sonarpur, Kolkata – 700150 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

BISWANATH NASKAR  
(Building Developer)

Biswanath Naskar  
Proprietor

19 SEP 2025



1. That I have a legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of 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. The details of the owner is:

SRI BISWANATH NASKAR, (PAN NO. ACLPN2735N, AADHAAR NO. 3414 1850 3291), son of Late Sundar Naskar, by occupation- Business, by religion- Hindu, by nationality- Indian, and SMT. SUKLA BHOWMICK @ SUKLA NASKAR (PAN NO. AKUPN1702E, AADHAAR NO. 2357 0875 8548), wife of Sri Biswanath Naskar, by occupation- Service, by religion- Hindu, by nationality- Indian, both are residing at 16, Saheb Para, P.O. & P.S. Sonarpur, Kolkata- 700150.

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

2. That the time period within which the project shall be completed by me is **02/02/2027**.

3. That seventy per cent of the amounts realised by me 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.

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

6. That I 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.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I 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  
BISWANATH NASKAR  
(Building Developer)

Biswanath Naskar

19 SEP -2025

### 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 on this day of. 19.09.25

BISWANATH NASKAR  
(Building Developer)

Biswanath Naskar  
Proprietor  
Deponent

IDENTIFIED BY ME

Raja Nandy  
Advocate

Solemnly affirm and declare before me on identification

*[Signature]*

SKARSHAD ALI  
NOTARY 24-PGS. SOUTH  
GOVT. OF WEST BENGAL, REG. No. 003/2022  
MUMPORE JUDGES COURT, KOI-27



19 SEP 2025