



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL BEFORE THE NOTARY PUBLIC
FORM B AT CHANDANNAGAR 43AA 315287
[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

Affidavit cum Declaration of Sri Rahul Bhagat, (PAN : AHIPB4462G), son of Late Shew Pujan Bhagat, age about 45 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Gour Sunder Seth Lane, South Sinthee, Kolkata - 700050, Partner of the promoter (**AAKANSHA BUILDER**) for the proposed project "**SIPRA ABASAN**" situated at Holding No. 1913, Nutanpara Road, Ward No. 21 under Chandernagore Municipal Corporation, P.O. & P.S. Chandernagore, District - Hooghly, Pin Code - 712136, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28/04/2026;

I, Rahul Bhagat, Partner of the (promoter) **AAKANSHA BUILDER** having (PAN: ACIFA9305N) and registered office at 4R/1D, Gour Sunder Sett Lane, Ward No. 002 under KMC, P.O. & P.S. Sinthee, Kolkata - 700050, of the proposed project duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 78 OF 2002
CHANDERNAGORE
HOOGHLY

28 APR 2026



AAKANSHA BUILDER

Rahul Bhagat
Partner

5881 28-4-26
AA Kanshaba Miller
Gourbandur Settlane Kd-50
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ভাষার শ্রী সুব্রত মল্লিক
মোকাম চন্দননগর কোটা

1. (a) **SRI SANDIP MITRA** (PAN- AQPPM4684H), Son of Late Shyama Charan Mitra, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at Natunpara, P.O. & P.S. Chandannagar, District- Hooghly, Pin- 712136, (b) **SRI SUDIP MITRA** (PAN- BMJPM9655D), Son of Late Shyama Charan Mitra, by Faith Hindu, by Nationality Indian, by Occupation- Service, residing at Natunpara, P.O. & P.S. Chandannagar, District - Hooghly, Pin - 712136 and (c) **SMT. SUJATA GHOSH** (PAN- CJDPG1450L), Wife of Mr. Asok Kumar Ghosh, by Faith Hindu, by Nationality Indian, by Occupation - Housewife, residing at Daspara, North Barrackpore, District - North 24 Parganas, Pin - 700120, has 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 along with an authenticated copy of the agreement between such owner and promoter 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 us/promoter is 07/10/2028.
4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

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AAKANSHA BUILDER

Rahul Shetty
Partner

28 APR 2026

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

AAKANSHA BUILDER

Ratul Shog
Partner

Deponent

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 Hooghly on 28th day of April, 2026

AAKANSHA BUILDER

Ratul Shog
Partner

Deponent



ASISH KUMAR GHOSH
NOTARY
REGD. NO 76 OF 2002
CHANDERNAGORE
HOOGHLY

SIGNATURE ATTESTED

A. K. Ghosh
NOTARY
Chandernagore

28 APR 2026