



पश्चिम बंगाल WEST BENGAL



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 **SRI ASHISH SARKAR**, Developer of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization date 16.12.2024.

I **SRI SRI ASHISH SARKAR**, residing at Dakshin Para Road, P.O. Nagerbazar, Kolkata 700 028, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

13 JUN 2025

RAJESH KUMAR BAJPAI
NOTARY GOVT OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankhall Street
Kolkata-700 001
Kolkata-700 001

SIGNATURE GROUP

Ashish Sarkar



1. **SRI MIHIR DEY, SRI SHYAMAL DEY, SRI SWAPAN DEY, SMT. PUTUL BASU, SMT. SNIGDHA DEY, SMT., ANKITA DEY**, has 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.
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 **31.12.2026**.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
 Reg. No. 13780/18
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 2 & 3 Bankhall Street
 Kolkata-700 001

13 JUN 2025

(Signature)
SIGNATURE GROUP
 Partner



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.

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 Kolkata on this 13th day of June, 2025.

Deponent

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

Identified by me
Narayan Ch. Saha
Advocate
C.M.M.S. Court, Kolkata-1
Enrollment No. WB/305/1980

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM, Court, Kolkata, W.B.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S. Court
2 & 3 Bankahall Street
Kolkata-700 001

13 JUN 2025

SIGNATURE GROUP
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



12AC 158335

TO WHOM IT MAY CONCERN

I **SRI SRI ASHISH SARKAR**, residing at Dakshin Para Road, P.O. Nagerbazar, Kolkata 700 028, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That our proposed Project name – The 17th at Holding No.,, 44(N), Bangur Avenue, Ward No. 39, P.O. & P.S. Lake Town, Kolkata 700 089.

Affirming tht they will abide by the provisions contained in Section 17 of the said act read with Clause(n) of Section 2 relating to common are,.

Signature of Partner

Identified by me
Narayan Ch. Saha

Advocate
C.M.S. Court, Kolkata-1
Enrollment No. WB/305/1980

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM. Court, Kolkata, W.B.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

13 JUN 2025

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Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



TO WHOM IT MAY CONCERN

I SRI SRI ASHISH SARKAR, residing at Dakshin Para Road, P.O. Nagerbazar, Kolkata 700 028, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That our proposed Project name – The 17th at Holding No., 44(N), Bangur Avenue, Ward No. 39, P.O. & P.S. Lake Town, Kolkata 700 089.

It is inform you that our building height is more than 14.5 Mtr., we will submitted FIRE NOC before Completion Certificate

Solemnly Affirm & Declared before
Me on Identification of Ld. Advocate

13 JUN 2025

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM. Court. Kolkata, W.B

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M. Court
2 & 3 Panchanali Street
Kolkata-700 001

SIGNATURE GROUP
Partner

Identified by me
Narayan Ch. Sarkar
Advocate

Call Court, Kolkata-1
Enrollment No. WB/305/1989



अभिषेक पश्चिम बंगाल WEST BENGAL

12AC 158336



TO WHOM IT MAY CONCERN

I **SRI SRI ASHISH SARKAR**, residing at Dakshin Para Road, P.O. Nagerbazar, Kolkata 700 028, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That our proposed Project name – The 17th at Holding No.,, 44(N), Bangur Avenue, Ward No. 39, P.O. & P.S. Lake Town, Kolkata 700 089.

Affirming tht they will abide by the provisions contained in Section 17 of the said act read with Clause(n) of Section 2 relating to common are,.

Ashish Sarkar
SIGNATURE GROUP
Partner

13 JUN 2025

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 3780/18
C.M.M.S Court
2 & 3 Bankhall Strer
Kolkata-700 001



That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021.

1. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
2. That if any contradiction arises in the future the Deponent will be responsible for it.

Deponent

SIGNATURE GROUP

[Signature]
Partner

Identified by me
Narayan Ch. Saha

[Signature]
Advocate
JM Court, Kolkata-1
Enrollment No. W/3/305/1989

I solemnly Affirm & Declared Before
me on Identification of Ld. Advocate

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM Court, Kolkata, W.B.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

13 JUN 2025