

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



SERIAL NO. 24 JAN 2026

14AC 746907

BEFORE THE NOTARY PUBLIC
AT BARASAT NORTH 24 PARGANAS

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Sri Subhas Das**, designated partner and authorized signatory of **M/S. STRS ENTERPRISE**, promoter of the proposed project "**ADITYA APPARTMENT**" lying and situated at KMC Premises No -3782, Nayabad, with corresponding Assessee No. - 31109089499, under the jurisdiction of Kolkata Municipal Corporation Ward No-109, Borough -XII; within R.S. Dag No-158, R.S. Khatian No-76, Mouza-Nayabad, J.L No-25, P.S.- Panchasayar, P.O.- Mukundapur, Kolkata - 700 094, District -South 24 Parganas;

I, **Sri Subhas Das**, designated partner and authorized signatory of **M/S. STRS ENTERPRISE**, promoter of the proposed project "**ADITYA APPARTMENT**" lying and situated at KMC Premises No -3782, Nayabad, with corresponding Assessee No. - 31109089499, under the jurisdiction of Kolkata Municipal Corporation Ward No-109, Borough -XII; within R.S. Dag No-158, R.S. Khatian No-76, Mouza-Nayabad, J.L No-25, P.S.- Panchasayar, P.O.- Mukundapur, Kolkata - 700 094, District -South 24 Parganas do hereby solemnly declare, undertake and state as under:

1. That **SRI SWAPAN MONDAL** have a legal title to the land on which the development of the proposed project is to be carried out

STRS Enterprise
Subhas Das.
Partner

24 JAN 2026

Name	R. Ghosh District Judge, Barasat, North 24 Parganas
Address	Advocate, 24, Court Road, Dacca
Vendor	123785

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 011

20 NOV 2025

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 28.04.2026.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
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.

STRS Enterprise

Subhro Sen.
Deponent **Partner**

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 _____.



STRS Enterprise

Subhro Sen.
Deponent **Partner**

Identified by me

Jahan Malukur
ADVOCATE *V.A.W.*

ATTEST
Subhro Sen.
BINOD BIHARI BISWAS
Notary Govt. of INDIA
N/24 Pgs. Reg. No. 13817/18
Exp. 30/12/2028

24 JAN 2026