

133/28



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



06AC 640990

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144

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**

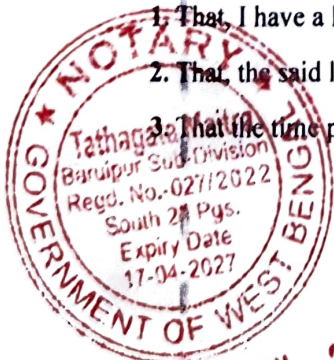
AFFIDAVIT-cum-DECLARATION

Affidavit-cum-Declaration of **Mr. Anup Chatterjee** (Sole-Proprietor of **Chatterjee Construction**) Promoter of the Proposed Project (**SANDHA APARTMENT PHASE - II**) situated at **Holding No.- 227, A.P. Nagar (Paschim), Ward No.- 12, Sonarpur, Kol- 700150.**

I, **Mr. Anup Chatterjee** Promoter of the Proposed Project, do hereby solemnly declare, undertake and state as under:

1. That, I have a legal title to the land on which the development of the project is proposed.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 20/07/2030.

Cont.....2



22 JUL 2025

CHATTERJEE CONSTRUCTION

Anup Chatterjee
Proprietor

1729

10 MAR 2025

S.L. No.....1729..... Date.....
Name.....CHATTERJEE CONSTRUCTION.....
Address.....12.....
Value.....12.....

Govt. Stamp Vender
SUBJOJIT DEB
Sonarpur A.D.S.R.O., Kol.-150





4. That, seventy per cent of the amounts realized 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.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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, I shall take all the pending approvals on time from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

CHATTERJEE CONSTRUCTION

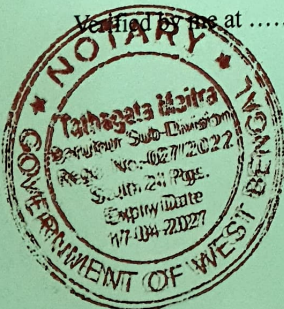
Proprietor
Proprietor

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 on this day of



22 JUL 2025

CHATTERJEE CONSTRUCTION

Proprietor
Proprietor

Deponent

Identified by
Advocate
Advocate

Solemnly declared and affirmed
before me on identification
under the Notary Act.

Tathagata Maitra
TATHAGATA MAITRA
NOTARY
Regd. No - 027/2022
Govt. of West Bengal