



पश्चिम बंगाल WEST BENGAL

12AC 070738

FORM 'B'

[See rule 3(4)]

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027

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 Mrs. Sukla Chanda, Proprietor of M/s CHANDA
CONSTRUCTION promoter of the proposed project **VAIKUNTHA APARTMENT** to be
developed at 4A/4 BAISHNABGHATA BYE LANE, K.M.C Ward No. 100, Borough - X,
Mouja - BAISHNABGHATA, C.S Dag No-168 &169, C.S Khatian No. 173, J.L No. 28, Touzi
No. 151, R.S No- 11, P.O Naktala, P.S Netaji Nagar, District- South 24 Parganas, Kolkata-
700047.



For M/s. CHANDA CONSTRUCTION

Sukla Chanda

Proprietor



11 NOV 2025

11 NOV 2025

BL No.

007523

17 OCT 2025

BINOY CHAKRABORTY
Advocate, Alipore Police Court
Kolkata-27

A. No.
Sold to
of
Rupees.....


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Koi-27

BEFORE THE HON'BLE
JUDGE



For M/s. CHANDA CONSTRUCTION

Proven

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I, Sukla Chanda promoter of the proposed project **VAIKUNTHA APARTMENT** do hereby solemnly declare, undertake and state as under:

1. That I / promoter, also one of the Joint Owner along with Smt. Gayatri Mitra have / has a legal title/right to the land on which the development of the project is proposed along with the authenticated copy of the agreement and power between both the joint owners by way of 3 Nos of Registered Deed, which was registered at D.S.R- IV Alipore, Vide Book No.1, being Deed No.160403515 for the year 2022, 160405029 and 160405034 for the year 2024 respectively & by way of 1 No of Registered Deed, which was registered at D.S.R- V Alipore, Vide Book No. 1, being Deed No. 163005510 for the year 2022.
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 17th September, 2030.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



For M/s. CHANDA CONSTRUCTION

Sukla Chanda
Proprietor

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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.

For M/s. CHANDA CONSTRUCTION

Sukla Chanda
Proprietor
(SUKLA CHANDA)
Deponent

Verification

I, Smt. Sukla Chanda, Wife of Sri Ajoy Kumar Chanda , Resident of 23/M/12, Naktala Road, Kolkata - 700047 do solemnly affirm that 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 11th day of NOVEMBER, 2025 M/s. CHANDA CONSTRUCTION

Sukla Chanda
Proprietor
(SUKLA CHANDA)
Deponent

Identified by me

Ajoy Kumar Chanda
Advocate



Signature Attested
on identification
[Signature]
MARUFA KHATOON
Notary, Govt. of India
Regd. No.- 13815/2018
All India Judges' Court

11 NOV 2025