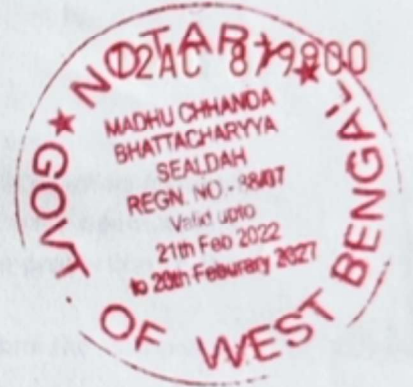




WEST BENGAL

Before the Notary Public at Kolkata,  
Regn. No. 88/07  
Govt. of W. B.



FORM 'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROPOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dipak Majumdar, developer of the proposed "DUCON DWELLING" project.

I, Dipak Majumdar son of Late Rabindra Chandra Majumder, residing at 33, Radha Madhab Dutta Garden Lane, Kolkata - 700010 developer of the proposed "DUCON DWELLING" project hereby solemnly declare, undertake and state as under :

1. That, Sri. Uttam Majumdar AND Sri. Dipak Majumdar has a legal title to the land on which the development of the proposed "DUCON DWELLING" project is to be carried out

27 AUG 2021



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 promoter is 31<sup>st</sup> August 2028.
4. That seventy per cent of the amounts realized by 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 That the amounts form the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practiced that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after 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 account 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. The promoter has furnished such other documents are have been prescribed by the rules and regulations made under the Act.
10. That 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

I, the deponent above, do here by verity the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any materials facts.

Verified on this      day of      2025.

Ducon Construction & Consultancy  
*Dipak Majumdar*  
Deponent      Partner

Solemnly Affirmed &  
Declared Before me  
on Identification  
*[Signature]*  
MADHU CHHAND BHATTACHARYA  
NOTARY  
Regn. No.- 88/07

*[Signature]*  
BABLA CHAKRABORTY  
ADVOCATE  
E/No.- 158/1993  
SEALDAH COURT, KOL-14

27 AUG 2025