

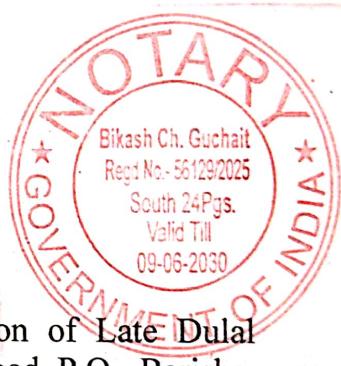
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 246073

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

FORM 'B'

Affidavit cum Declaration



Affidavit cum Declaration of Mr Pulak Kumar Chatterjee son of Late Dulal Chatterjee aged about 61 years residing at 169D, Sabarna Para Road, P.O.- Barisha, P.S.- Thakurpukur, Kolkata-700008, KMC Ward No-126 South 24 Paganas. promoter of the proposed project "Chatterjee Udyoug" situated at 25, Narayan Roy Road, Barisha, KMC Ward-126, Kolkata-700008.

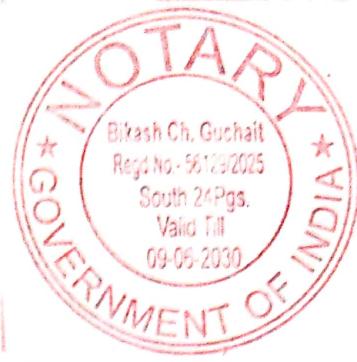
I, Pulak Kumar Chatterjee promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That I Pulak Kumar Chatterjee – promoter of the project has a legal title [Developer & Promoter] to the land on which the development of the project is proposed

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10 DEC 2025

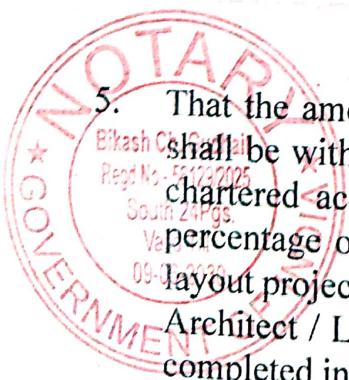


Have entered into joint development agreement with 1. Sri Rathindra Nath Bhowmick 2. Sri Ranadhir Bhowmick 3. Sri Pasupati Banerjee 4. Sri Smt Rekha Banerjee 5. Sri Sanjay Banerji 6. Smt Sikha Banerjee 7. Sri Chandan Banerjee have a legal title to the land on which the development of the proposed project at 25, Narayan Roy Road, Barisha, Kolkata- 700008 Ward No-126. who possess a legal title to the land on which the development of the proposed project is to be carried out

AND

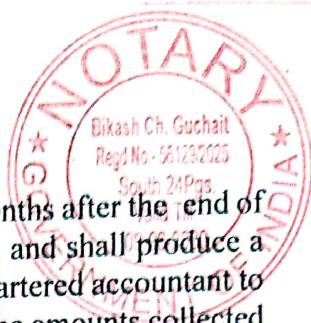
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. The project is completed / will be completed by 23-09-2030.
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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

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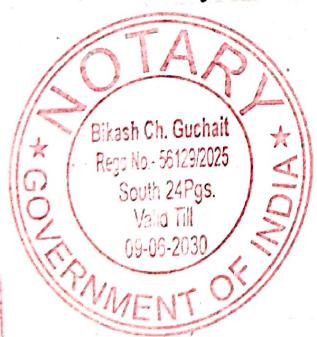


6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

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 10 day of December, 2025.




Pulak Kumar Chatterjee
Deponent

Identification by me


Advocate

BIKASH CH. GUCHAIT
NOTARY
Alipore Judges & Criminal Court
Kolkata-700 027

Regd.No.- 56129/2025 **signature Attested
on Identification**

10 DEC 2025


Bikash Ch. Guchait, Notary
Alipore Judges & Criminal Court, Kol-27
Regd No - 56129/2025 Govt of India

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