

23/10/25

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 751524

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. Sanjoy Roy, duly authorized by the promoter of the proposed project "SIDDHIVINAYAKA RESIDENCY" situated at 01 No. Mohishila Colony, Chakraborty More, Near Pani Tanki, Asansol-713303, West Bengal vide board resolution authorization dated 24-08-2025.

1. Sanjoy Roy, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertaken state as under:

1. That a legally valid authentication of title of such land along with an authenticated copy of the agreement between 1. SMT. DEBJANI BAL (PAN No. AZAPB5069K) 2. SMT. ENA DEY (PAN No. IJGPD4297D) 3. SHRI PRADIPTA SARKAR (PAN No. BJSPS6617P) 4. SHRI SWAPAN KUMAR SARKAR (PAN No. AJOPS0743H) and 5. SHRI ASHOK SARKAR @ ASOK SARKAR (PAN No. ATMPS4972J) for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

17 OCT 2025

Solemnly Affirmed & Declared
oath before me & identification

SHRI KUMAR SARKAR

SHRI ASANSOL COURT

No. 811/2010

17 OCT 2025

Sanjoy Roy

3. That the said time within which the project shall be completed by promoter is 31/03/2028.
4. That seventy per cent of the amounts realised by promoter for 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 will get 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 will 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 will 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 Asansol on 17th day of October, 2025.

Sanjoy Roy
Advocate

Deponent

For SIDDHIVINAYAKA REALTY LLP

Sanjoy Roy

(Signature of Authorised Signatory)
(Sanjoy Roy)

17 OCT 2025

Solemnly Affirmed & Declared
with before me & identification
SIDDHIVINAYAKA REALTY LLP
NOTARY ASANSOL COURT
No. 8314/2010
GOVT. OF INDIA