

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 446592



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 Biswajyoti Bagchi promoter of the proposed project;

I, Biswajyoti Bagchi, son of Late Bibhas Chandra Bagchi, residing at 4/153, Jatindas Nagar, P.O: Belgharia, P.S: Belgharia, Kolkata: 700056 being the Proprietor of "M/s. Biswajyoti Bagchi" having its registered office at 4/153, Jatindas Nagar, P.O: Belgharia, P.S: Belgharia, Kolkata: 700056 do hereby declare that M/s.Biswajyoti Bagchi is the promoter of the project, i.e., "NIRALA" constructed at Premises No: 44B, Baishnabghata Road, P.S: Netaji Nagar, P.O: Naktala, under Dag No: 258 of Khatian No: 656, Mouza: Baishnabghata, J.L. No: 28, R.S No: 11, Touzi No: 1780 (now 56 and 151), Kolkata: 700047, within the limits of Ward No: 100, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

*Biswajyoti Bagchi*

**PADMA DAS**  
**NOTARY**  
**Regn. No. 1377410**  
**G.O. No. 100**  
**Kolkata-700 00**

**03 APR 2025**





1. That Krishna Chakraborty, Amar Chakraborty, Rekha Chakraborty, Samar Chakraborty, have the 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 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 the promoter is 31<sup>st</sup> December, 2025.
4. That seventy per cent of the amounts realized by the 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

*Bineyapati Bagchi*  
Deponent



PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

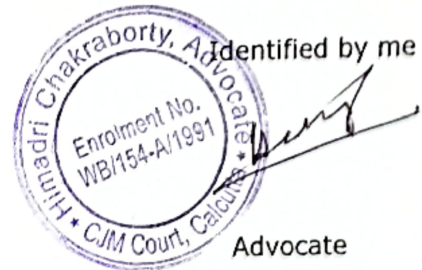
03 APR 2025

## Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 30<sup>th</sup> day of March, 2025.

*Binayati Bage*  
Deponent



SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
PADMA DAS  
NOTARY

Identified by me  
*[Signature]*  
Himadri Chakraborty  
Advocate  
Enrolment No. WB/154-A/1991  
C.M. Court, Kolkata

PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.'s Court  
Kolkata-700 001

03 APR 2025

