

SL. NO. 9



पश्चिम बंगाल WEST BENGAL

12AC 063384

FORM 'B'
[See rule 3(2)]

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 Sri. Sumoulindra Banerjee, (PAN: AGRPB9612N) son of Late Tapan Jyoti Banerjee, age about 49 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Flat No. 4B, Aastha Apartments, 460, Madurdaha, P.O.- EKTP, P.S.- Anandapur (formerly Tiljala), Kolkata- 700107, Proprietor of the promoter (**M/S. CORNERSTONE SMART HOMES**) for the proposed project "**UDITA**" situated at Premises No. 3858, Nayabad, Ward No. 109 under KMC, P.O. & P.S.- Panchasayar, District-South 24 Parganas, Kolkata- 700094, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11 /08/2025;

I, Sumoulindra Banerjee, Proprietor of the (promoter) **M/S. CORNERSTONE SMART HOMES** having registered office at 2109, Nayabad, Kanika Apartment, Ward No. 109 under KMC, P.O. & P.S.- Panchasayar, District-South 24 Parganas, Kolkata- 700094 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

11 AUG 2025

✓ CORNERSTONE SMART HOMES
Sumoulindra Banerjee
Proprietor

4400 13/5/25

No. Date

Name.....

Address.....

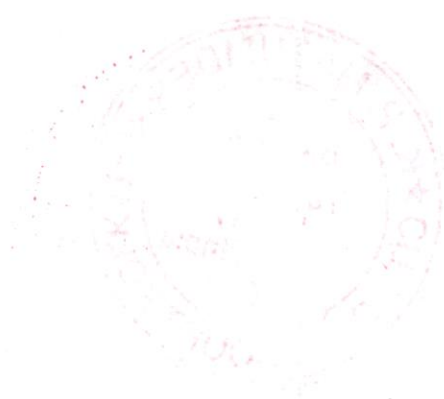
Value.....

Vender.....

SAHABUDDIN GAZI

Baruipur Civil & Criminal Court

SAHABUDDIN GAZI
Associate
Baruipur Civil & Criminal Court



1. (a) **SMT. BABLI KUNDU** (PAN: AKKPK2559C), wife of Sri Prabir Kumar Kundu and (b) **SRI. PRABIR KUMAR KUNDU** (PAN: AEYPK6487R), son of Late Kalipada Kundu, both by faith Hindu, both by occupation Business, both by nationality Indian, both are residing at Anuradha A/3, Neelachal Abasan, 98, Rajdanga Gold Park, P.O. EKTP, P.S. Kasba, Kolkata- 700107, District South 24 Parganas, has a legal title to the land on which the development of the project is proposed 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 us/promoter is 31/07/2026.

4. That seventy percent of the amounts realised by us/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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

✓ CORNERSTONE SMART HOMES
Sumantra
Banyan
Proprietor

11 AUG 2025
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10. That, we / 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.



CORNERSTONE SMART HOMES
Sunanda Roy
Proprietor

Deponent

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 Kolkata on this 11th day of August, 2025

CORNERSTONE SMART HOMES
Sunanda Roy
Proprietor

Deponent



Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

11 AUG 2025

IDENTIFIED BY ME
S. Das
Advocate