



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

06AC 782076

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SMT. MITA DAS Developer of the proposed project named " SAYANTIKA APARTMENT. " situated at Premises no: 2138, Brahmapur, Post Office : Brahmapur, Police Station : Bansdroni, Assessee No : 311110637693, Mouza : Brahmapur, J. L. No. 48, District Collectorate's Touzi No. 60, Pargana- Magura, R.S. Khatian No. 365 corresponding L. R. Khatian Nos. 247 & 1040, R.S. Dag No. and LR. Dag No. 723, within the limits of Kolkata Municipal Corporation in its Ward No. 111, Borough : XI, Kolkata - 700096.

I, SMT. MITA DAS Developer of the proposed project do hereby solemnly declare, undertake and state as under:

01. SRI. MADAN MOHAN GHOSH (Pan no : ASAPG6003B) (Aadhar no : 2611 2225 1348) son of Late. Kartick Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation Retired from Service, residing at A-37/1, Brahmapur More, Post Office : Brahmapur, Police Station : Bansdroni, Kolkata-700096, District- South 24 Parganas and 02. SRI. DEBASISH GHOSH (Pan no : BAMPG6052R) (Aadhar no : 5747 3723 2208) son of Late Anil Kumar Ghosh, by faith Hindu, by nationality Indian, by occupation Business, residing at A-41, Brahmapur More, Post Office : Brahmapur, Police Station : Bansdroni, Kolkata-700096, District- South 24 Parganas, has 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 real estate project is enclosed herewith.



For SAYANTIKA ENTERPRISE

Mita Das

Proprietress

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1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 09/04/2028.
3. That seventy per cent of the amounts realised 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. 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.
6. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

For **SAYANTIKA ENTERPRISE**

Mita Das

Proprietress

Deponent

I, **SMT. MITA DAS** (Pan no : AKHPD8360K) (Aadhar no : 8731 1031 5123), wife of Sri Shyamal Das, aged about 45 years old by faith Hindu, by nationality Indian, by cccupation Business, residing at B/34, Brahmapur South End, Post Office : Brahmapur, Police Station : Bansdrongi, Kolkata-700096, Dist- South 24 Parganas, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

For **SAYANTIKA ENTERPRISE**

Mita Das

Proprietress

Deponent

Verified by me at 17th Day of June , 2025.



Solemnly Affirmed & Declared
before me on Identification


BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME


Advocate

NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata-700 027
Enrl. No. WB/2037/1999

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