

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल
WEST BENGAL
FORM 'B'
[See rule 3(4)]



Affidavit cum Declaration

Affidavit cum Declaration of SMT. **SOMA SARKAR**, (PAN No. AVIPS0965Q), sole proprietor of **M/s. S & S CONSTRUCTION**, promoter of the proposed project "**SWAPNANEER**" lying and situated at Holding No.-277(517) Nabajiban, In Ward No.- 01, Under North Dum Dum Municipality, within Part of R.S./L.R. Dag No.- 676, Under R.S. Khatian Nos.-1069, 217, L.R. Khatian Nos - 4412, 4415 & 4416, at Mouza - Bisharpara, J.L. No - 05, P.S.- Airport, P.O.- Bisharpara, Pin-700158, Dist.- 24 Parganas (North);

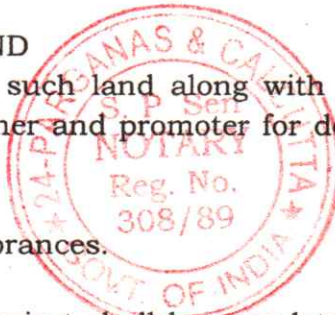
I, **SMT. SOMA SARKAR**, (PAN No. AVIPS0965Q), sole proprietor of **M/s. S & S CONSTRUCTION**, promoter of the proposed project "**SWAPNANEER**" lying and situated at Holding No.-277(517) Nabajiban, In Ward No.- 01, Under North Dum Dum Municipality, within Part of R.S./L.R. Dag No.- 676, Under R.S. Khatian Nos.-1069, 217, L.R. Khatian Nos - 4412, 4415 & 4416, at Mouza - Bisharpara, J.L. No - 05, P.S.- Airport, P.O.- Bisharpara, Pin-700158, Dist.- 24 Parganas (North) do hereby solemnly declare, undertake and state as under:

1. That (1) **SRI TARAK NATH DEY**, (2) **SRI BISHNU DEY** and (3) **SMT. BASANTI DEY** have 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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **M/s. S & S CONSTRUCTION** /promoters is **28.02.2027**.



S. & S. CONSTRUCTION
Soma Sarkar
Proprietor

5 MAR 2026

4. That seventy (70) per cent of the amounts realised by **M/s. S & S CONSTRUCTION** 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



S.&S. CONSTRUCTION
Somasarkar
 Proprietor

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at _____ on this 05 MAR 2026 day of _____.

Attested

Identified by:-
S. P. Sen
 Chartered Accountant

S. P. Sen
 Notary
 Govt. of India
 Reg. No. 308/89
 24-PARGANAS & CALCUTTA DISTRICT
05 MAR 2026

S.&S. CONSTRUCTION
Somasarkar
 Proprietor
 Deponent