



WEST BENGAL



802657

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./Ms. promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated: 01/04/2025

I SOURAV BARAL, (PAN NO. (PAN NO. BGGPB6400C, AADHAAR NO. 6609 7709 5292), son of Soumen Baral, by faith – Hindu, by nationality – Indian, by occupation – Business, resident of B/30, Rabindra Pally, P.O.- Baghajatin, P.S.- Patuli, Kolkata – 700086, Proprietor of M/S. LANDMARK CONSTRUCTION, having its registered office at B/30, Rabindra Pally, P.O.- Baghajatin, P.S.- Patuli, Kolkata – 700086 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Landmark Construction

Sourav Baral

Proprietor

14 JUL 2025

07 JUL 2025

S.L. No. 1332 Date.....

Name.....

Address.....

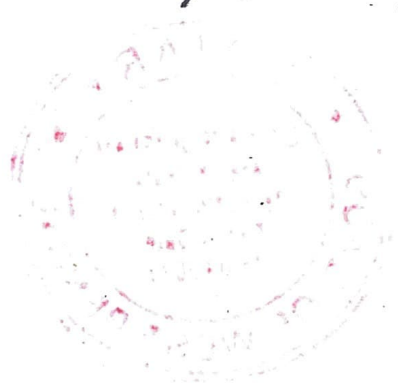
Value..... 10

Landmark Construction -

6/30. Kabinipally.

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Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



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1. That I have a legal title to the land on which the development of the project is proposed
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. The details of the owner is:

SRI SANKAR BHATTACHARYA, (PAN NO. AGFPB6232N, AADHAAR NO. 6419 8388 5000), son of Late Pratap Kumar Bhattacharya, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Piyari Kabiraj lane, Post Office- Harinavi, Police Station -Sonarpur, District – South 24 Parganas, Kolkata- 700148.

1. That the said land is free from all encumbrances.

2. That the time period within which the project shall be completed by me is **31/01/2027**.

3. That seventy per cent of the amounts realised by me 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 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 shall take all the pending approvals on time, from the competent authorities.

8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I 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.

Solely Affirmed and
Declared before me on the
Identification of the Advocate


Notary

Landmark Construction

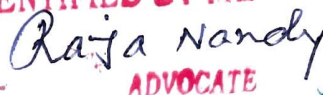


Proprietor

Deponent

SK. Nazrul Islam
Notary, Govt. of W.B.
Govt. No. 447/19
City Civil Court, Calcutta

IDENTIFIED BY ME


ADVOCATE

14 JUL 2025

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 on this day of.

Landmark Construction
Sawar Banal
Proprietor
Deponent



14 JUL 2025