

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

NOTARY
Ranjit Kumar
Changdar

24 NOV 2025

Regd. No. - 111/02

Sadar Sub-Divn.
Dist - Paschim Medinipur

भारत

FIFTY
RUPEES

Rs. 50

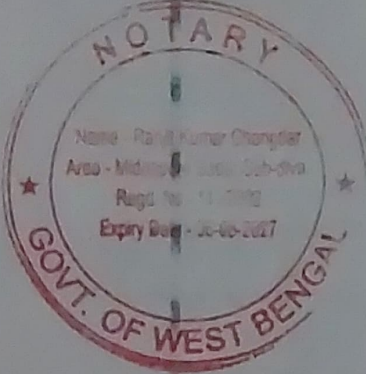
महामय त्रयन

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 887009



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Abhijit Chaki being representative for the promoter of the proposed project vide its authorization dated 23/11/2025.

I, **Abhijit Chaki**, s/o of **Saroj Ranjan Chaki**, Age About 57 Years, Residing At **11/I, S.B. Ghosh Lane Serampore, Hooghly**, P.O:- **Mahesh**, P.S:- **Serampore**, District :- **Hooghly**, Pincode :- **712202**, Designation -**Proprietor of C-Sristy Construction**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, **Surajit Basu, Kakali Bose, Sumantra Bose, Susarathi Bose** .Landowner has a legal title to the land on which the development of the project is to be carried out.

And

a legally valid authentication of the title of such land of the real estate project along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

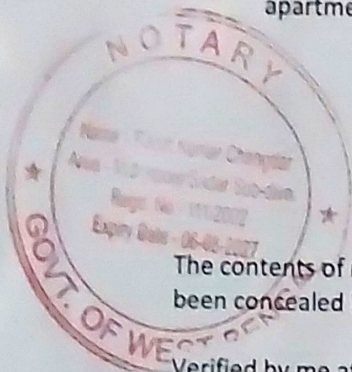
2. That the said land is free from all encumbrances.

Abhijit Chaki

RANJIT KUMAR CHANGDAR
Notary Regd. No.- 111/02 (W.B.)
Sadar Sub-Divn.
Dist - Paschim Medinipur

24.11.2025

3. That the time period within which the project shall be completed by promoter is (17/07/2030).
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



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 22th day of NOV, 2025.

Abhimat Chauri

Deponent

Identified By me
Sax
Adv.

24 NOV 2025

Affidavit No. R.C. 22334
Solemnly Affirmed & Declared Before me
by *A. Chauri*
who is duly identified
by *S. Santra*
Advocate / Law Clerk

@H 24-11-2025
RANJIT KUMAR CHAUDHARY
Notary Regd. No- 111/22 (W.B.)
Sadar Sub-Div. Dist- Paschim Medinipur