



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
Notary of  
before the  
Alipore Judges  
Calcutta-27



FORM 'B'

[See rule 3(4)]

**DECLARATION CUM AFFIDAVIT**

Affidavit cum Declaration of **SRI. SUBRATA ADITYA** Developer of the proposed project named "**SONAJHURY**"

I, **SRI. SUBRATA ADITYA** Developer of the proposed project do hereby solemnly declare, undertake and state as under:

(1) Smt. Samarpita Nandi daughter of Late. Samir Nandi an Adult Indian National, Inhabitant of Kolkata, by faith Hindu, by Occupation: Others, Permanent Account Number: AE-UPN1710J and Aadhaar No. 2706 7019 4233 residing at Dakshinayan Apartment, Flat No. 4C, Rear Block, 337, N. S. C. Bose Road, Tentultala, Garia, Srirampur, Garia, South 24 Parganas, West Bengal - 700084;

(2) Smt. Sima Bharadwaj daughter of Late. Jatindra Mohan Kar Roy as well as wife of Sri. Bhaskar Bharadwaj an adult Indian National, Inhabitant of Kolkata, by faith Hindu, by Occupation: Others, Permanent Account Number: AWXPB3379E and Aadhaar No. 3279 7231 2622 residing at Dakshinayan Apartment, Flat No. 4C, Rear Block, 337, N. S. C. Bose Road, Tentultala, Garia, Srirampur, Garia, South 24 Parganas, West Bengal - 700084, has a legal



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*Subrata Aditya*

Partner

Partner

06 FEB 2025



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.

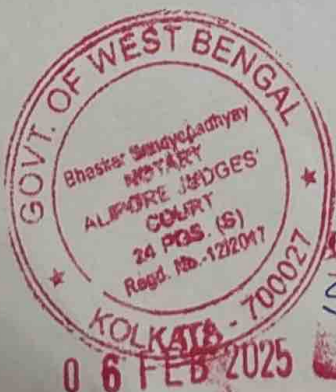
1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **12<sup>th</sup> AUGUST, 2027**
3. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

Deponent

I, SRI. SUBRATA ADITYA, ( PAN no : AHAPA0361K, Aadhaar No. 4266 5482 3364 ) son of Late. Bimal Chandra Aditya, aged about 55 years old by Religion - Hindu, by Nationality - Indian, by Occupation - Business, residing at 12/7/C, Sarat Chatterjee Road, Police Station - Parnasree, Post Office — Parnasree, Kolkata - 700060, District 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.

Verified by me at 6<sup>th</sup> Day of February, 2025

Solemnly affirmed and declared before me on identification of Advocate Alipore Judges' Court, Kolkata - 700 027 under Notaries Act, 1952



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Subrata Aditya

Partner

Partner

Identified by Saswati Majumder  
Saswati Majumder  
Advocate  
Enrolment No: WB/95/2001

Bhaskar Bandyopadhyay  
NOTARY  
Govt. of West Bengal  
Regd. No. 12/2017

06.2.2025