



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL ALIPORE JUDGES' COURT 2AC 790683  
KOLKATA-700 027

AFFIDAVIT CUM DECLARATION OF SOURISH BOSE, S/O LATE TARAPADA BOSE, RESIDING AT 2, SWAMI VIVEKANANDA ROAD, PO - JADAVPUR, PS - JADAVPUR, KOLKATA - 700078 . DESIGNATION PARTNERS OF "SHRISTI" & DIPANKAR DAS, S/O LATE ADHIR CHANDRA DAS, RESIDING AT A-38, SURVEY PARK, PO - SANTOSH PUR, PS - SURVEY PARK, KOLKATA - 700075 . DESIGNATION PARTNERS OF "SHRISTI" - PROMOTER OF THE PROPOSED PROJECT.

WE SOURISH BOSE, S/O LATE TARAPADA BOSE, RESIDING AT 2, SWAMI VIVEKANANDA ROAD, PO - JADAVPUR, PS - JADAVPUR, KOLKATA - 700078 . DESIGNATION PARTNERS OF "SHRISTI" & DIPANKAR DAS, S/O LATE ADHIR CHANDRA DAS, RESIDING AT A-38, SURVEY PARK, PO - SANTOSH PUR, PS - SURVEY PARK, KOLKATA - 700075 . DESIGNATION PARTNERS OF "SHRISTI" - PROMOTER OF THE PROPOSED PROJECT. DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER:-

- 1) THAT SANTI RANJAN DAS, PRIYANKA DAS & PAROMITA DAS HAVE A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROPOSED PROJECT TO BE CARRIED OUT .

AND

A LEGALLY VALID AUTHENTICATION OF TITLE OF SUCH LAND OF THE REAL ESTATE PROJECT ALONG WITH DEVELOPMENT AGREEMENT & POWER OF ATTORNEY IS ENCLOSED HEREWITH.

- 2) THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.



*Sourish Bose*

*Sourish Bose*

19 SEP 2025



04 SEP 2025

12651

No. .... ₹10/- Date.....

Name : .....

Sutapa Saha

Advocate

Address : .....

Alipore Judges Court  
Kolkata-27

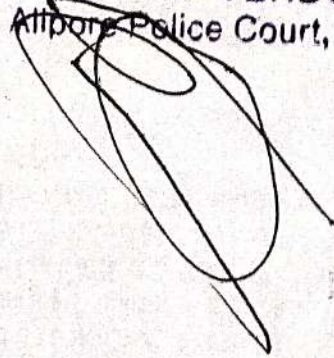
Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27





- 3) THAT THE TIME PERIOD WITHIN WHICH THE PROJECT HAS COMPLETED BY US / PROMOTER IS 22/09/2026 .
- 4) THAT SEVENTY PERCENT OF THE AMOUNT REALISED BY US / PROMOTER FOR THE REAL ESTATE PROJECT FROM THE ALLOTEES , FROM TIME TO TIME SHALL BE DEPOSITED IN A SEPARATE ACCOUNT TO BE MAINTAIN IN A SCHEDULED BANK TO COVER THE COST OF CONSTRUCTION AND THE LAND COST & SHALL BE USED ONLY FOR THAT PURPOSE
- 5) THAT THE AMOUNT FROM THE SEPARATE ACCOUNT TO COVER THE COST OF THE PROJECT SHALL BE WITHDRAWN IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
- 6) THAT THE AMOUNTS FROM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN AFTER IT IS CREDITED BY AN ENGINEER ,AN ARCHITECT, & CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWN IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
- 7) WE /PROMOTERS, WILL GET THE ACCOUNTS AUDITED WITHIN SIX MONTHS AFTER THE END OF EVERY FINANCIAL YEAR BY A CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE THE STATEMENT OF ACCOUNTS DULY CERTIFIED & SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT . THAT THE AMOUNT COLLECTED FOR A PARTICULAR PROJECTS HAVE BEEN UTILISED FOR THE PROJECTS & THE WITHDRAWAL HAS BEEN IN COMPLIANCE WITH THE PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
- 8) THAT WE/PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME FROM THE COMPETENT AUTHORITY.
- 9) THAT WE /PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE RULES & REGULATIONS MADE UNDER THE ACT
- 10) THAT WE /PROMOTER SHALL NOT DISCRIMINATE AGAINST ANY ALLOTEE AT THE TIME OF ALLOTMENT OF MY APPARTMENT, PLOT OR BUILDING AS THA CASE MAY BE, ON ANY GROUND

#### VERIFICATION

THE CONTENTS OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE & CORRECT & NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FROM.

VERIFIED BY ME AT .....KOLKATA....., ON THIS .....15<sup>TH</sup> DAY OF SEPTEMBER 2025.

DEPONENT

FOR SHRISTI

*Sourish Bose.*

Signature's of the Executant  
Proper Identification  
(SOURISH BOSE- PARTNER)  
Alipore Judges' Court, Kol-700 027  
Under Notaries Act 1952

*Debnath*  
19/9/25  
LOPAMUDRA DEBNATH  
NOTARY  
Govt. of West Bengal  
Regd. No. 0192

*Dipankar Das*

(DIPANKAR DAS - -PARTNER)

Identified by me  
*Subhojit Das Guha*

Advocate  
19 SEP 2025