



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

20AC 053143



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. Arnab Kumar Chanda, Proprietor of M/s.
CHANDA GROUP promoter of the proposed project **SOVALAY APARTMENT** to
be developed at 687 EIDHNAPALLY, K.M.C Ward No. 112, Borough - XI, R.S No -
200, Khatian No - 396, R.S Dag No - 123, J.L No - 49, Touzi No- 14, Mouza -
Kamdahari, District - South 24 Parganas, P.S - Bansdroni, Kolkata - 700084.



For CHANDA GROUP

Arnab Kumar Chanda

For CHANDA GROUP

Arnab Kumar Chanda
Proprietor

16 JUN 2026

009855

10 JUN 2026

Sl. no. Rs. Date.

Sold to - SURAJIT NANDAN (Adv.)

of-Alipore Police Court, Kolkata-27



Samiran Das
Stamp Vendor

Alipore Police Court, Kolkata-27

I, Arnab Kumar Chanda promoter of the proposed project **SOVALAY SOH**
APARTMENT do hereby solemnly declare, undertake and state as under. **NOTARY**
 Reg. No. 925/97
 Alipore

1. That I / promoter, has a legal title/right to the land on which the development of the project is proposed via joint venture development agreement with the land owner namely Shri Partha Sarathi Chakraborty via registered joint venture development agreement at D.S.R- IV Alipore, Vide Book No.1, being Deed No.1604408712 for the year 2024 dated 5th August, 2024. [As per pg 13 point 19 of our joint venture development agreement- mutual compensation clause, mutual compensation decision to be taken by land owner and developer incase of time clause validation needed – our joint venture development agreement is open ended in nature as per point 19]
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 13th March, 2031.
4. That seventy per cent of the amounts realized 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



For CHANDA GROUP

✓ Arnab Kumar Chanda
 Proprietor

16 JUN 2026



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.

For CHANDA GROUP

Annab Kumar Chanda

Proprietor
Deponent

Verification



I, Sri. Arnab Kumar Chanda, Son of Sri Ajoy Kumar Chanda, Resident of 23/M/12, Naktala Road, Kolkata - 700047 do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 16th day of JUNE, 2026

For CHANDA GROUP

Annab Kumar Chanda

Proprietor
Deponent

Solemnly affirm & Declared
before me on Identification
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

Identified by me

Advocate

16 JUN 2026

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