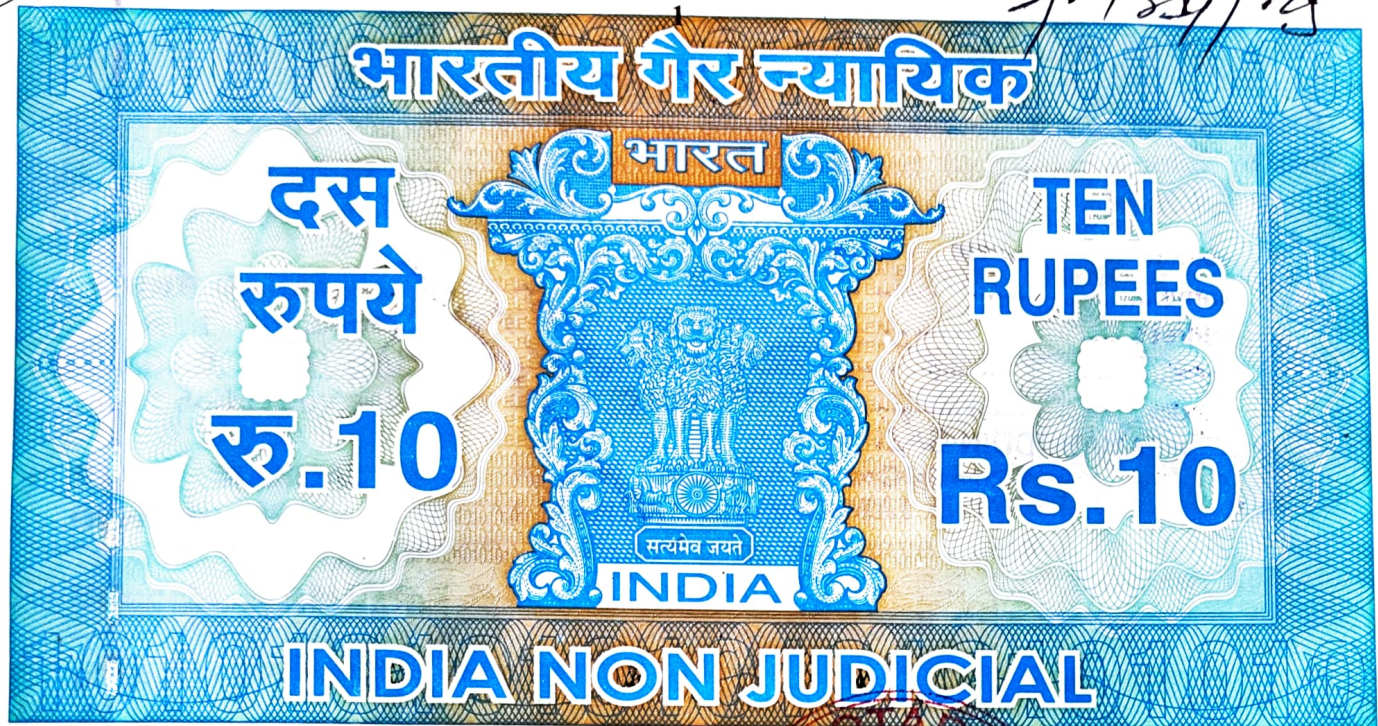


Sl. 135/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



08AC 985857

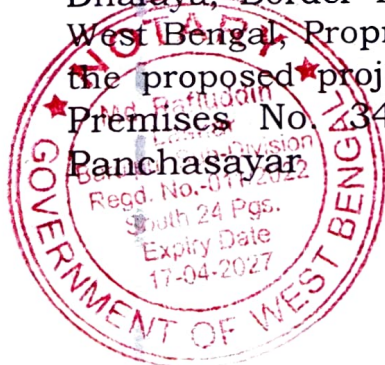
BEFORE THE NOTARY PUBLIC AT BARUIPUR
KOL.-144, GOVT. OF WEST BENGAL

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 **SUDIP GARAI** (having **Income Tax PAN - AKKPG0127A**) son of Late Kiriti Garai, age about 46 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at Nayabad, Dhaluya, Border Road, Garia Station, P.S. - Sonarpur, Kolkata - 700152, West Bengal, Proprietor of the Promoter (**M/S. SANDIP CONSTRUCTION.**) of the proposed project "**Malatilata Residence**" situated at Ward No. 109, Premises No. 3463, Nayabad, Assessee No. 311090868991, P.S. - Panchasayar



M/s. SANDIP CONSTRUCTION

Sudip Garai
Proprietor

15 OCT 2025

2235

10/10/25

NO.

Name

Address

Value

Vendor

SAHABUDDIN GAZI

Civil & Criminal Court

H. SARNAN
Associate
Baruipur Civil & Criminal Court

(formerly Purba Jadavpur), Kolkata Municipal Corporation, Dist.- South 24 Parganas, Kolkata - 700094, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/10/2025.

- I, **SUDIP GARAI**, Proprietor of **M/S. SANDIP CONSTRUCTION** (having the registered Office at 2342 NAYABAD SHUCHANA APPERMENT, 2 NO SIT NAYABAD, PANCHASAYAR, KOLKATA 700094), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:
- KANAI MANDAL** alias **KANAI MONDAL** (having Income Tax PAN - **CCHPM0609L**) and **NIMAI MANDAL** alias **NEMAI MONDAL** (having Income Tax PAN - **CHQPM0890K**), both are sons of Manya Mondal, by Occupation- Business, resident of 2 No., Chit Nayabad, P.O. & P.S. Panchasayar, Kolkata - 700094, have a legal title to the land on which the development of the project is proposed 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.

- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by us/promoter is 21/09/2027.
- That seventy percent of the amounts realised by us/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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 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.
- 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.
- 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- That, I / promoter shall take all the pending approvals on time from the competent authorities.

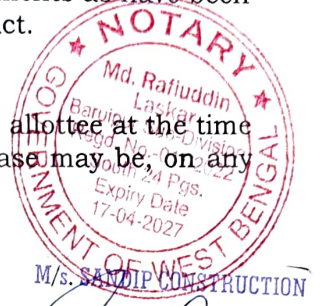
15 OCT 2025

M/s. SANDIP CONSTRUCTION

Sudip Garai
Proprietor

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.



M/s. SANDIP CONSTRUCTION
Sudip Guai
 Proprietor

Deponent

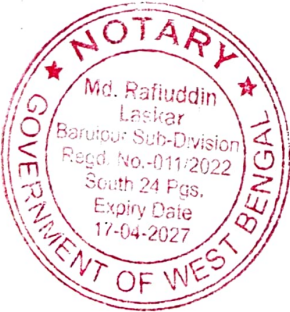
Verification

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 Kolkata on this day of 15 / 10 / 2025.

M/s. SANDIP CONSTRUCTION
Sudip Guai
 Proprietor

Deponent



Solemnly Affirmed & Declare
 before me on Identification.

MD RAFIUDDIN LASKAR
 NOTARY
 Barurpur Civil & Criminal Court
 Regd. No.- 011/2022
 Govt. of West Bengal

Identified by me
Md. Rafiuddin Laskar
 Advocate

15 OCT 2025