

WEST BENGAL

FORM 'B'

[See rule 3(4)]



14AC 760997


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 Sri Dipak Chakraborty, Proprietor of M/s. UPSTAIR CONSTRUCTION promoter of the proposed project named "11, LAKE WEST" at Premises No. 11, Lake West, under Ward No. 103 of Borough – XI of KMC, PS – Survey Park, Kolkata – 700075, WB, India

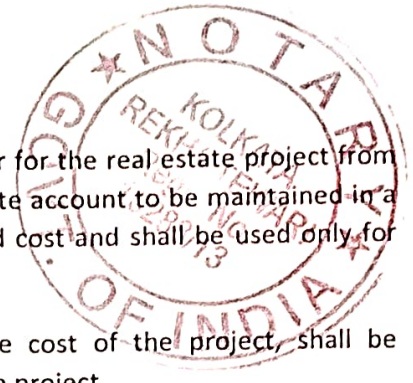
I, Dipak Chakraborty, Proprietor of M/s. UPSTAIR CONSTRUCTION promoter of the proposed project named "11, LAKE WEST" at Premises No. 11, Lake West, under Ward No. 103 of Borough – XI of KMC, PS – Survey Park, Kolkata – 700075, WB, India, do hereby solemnly declare, undertake and state as under:

1. That I / My Firm, M/s. UPSTAIR CONSTRUCTION has a legal title/right to the land on which the development of the project via Joint Development Agreement with the Land Owners, namely Sri Taraknath Sen, Sri Bijoy Ratan Sen and Sri Soumyendra Narayan Roy, being Deed No. 160409535 of 2025, registered at the Office of the DSR – IV, South 24 Parganas
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 12-12-2027

  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 091

22 JAN 2028

4. 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



*Dipak Chakraborty*  
Deponent

Verification

I Dipak Chakraborty Son of Balaram Chakraborty Resident of 54, Lake East 6th Road, Santoshpur, Kolkata – 700075, do solemnly affirm that 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 22nd day of January, 2026

Identified by  
*Himadri Chakraborty*  
Himadri Chakraborty  
Advocate  
CJM Court, Calcutta  
Enrolment No WB/154-A/1127

*Dipak Chakraborty*  
Deponent

REKHA TEWAR  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

12 2 JAN 2026

*Rekha Tewari*  
REKHA TEWAR  
NOTARY