

Sl. No..... 2110

भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10



TEN  
RUPEES  
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL FORM B

[See rule 3(4)]

S. C. GHOSH  
NOTARY  
Reg. No. 925-97  
Alipore

15AC 731698

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. Dheeraj Lalwani owner cum promoter of the proposed project.

I DHEERAJ LALWANI (having PAN ABUPL5751E), S/o. Shyamdas Lalwani, by faith Hindu, by occupation Business, by nationality Indian, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, Kolkata - 700038, Proprietor of M/S. SHYAM CONSTRUCTION, having its registered office at Holding No. 2235 and 2235/778, South Kumrakhali Narmada Complex, Sonarpur Station Road, P.O. & P.S. Narendrapur, Kolkata - 700103, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed



✓ SHYAM CONSTRUCTION

Dheeraj Lalwani

Proprietor

06 APR 2026



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. The details of the owner is:

SRI DHEERAJ LALWANI (having PAN ABUPL5751E), S/o. Shyamdas Lalwani , by faith Hindu, by occupation Business, by nationality Indian, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, Kolkata – 700038.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me is **04.06.2028**.
3. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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.

SHYAM CONSTRUCTION

*Shrey Lalwani*

Deponent

Proprietor  
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 on this day of.

SHYAM CONSTRUCTION

*Shrey Lalwani*

Proprietor  
Deponent

Solemnly Affirmed & Declared  
Before me on Identification

S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No.-925/97, Govt. of India

Identified by me  
*Raja Nandy*  
Advocate