

## भारतीय गैर न्यायिक

दस  
रुपये  
₹.10

भारत

TEN  
RUPEES  
RS.10

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT

FORM 'B'

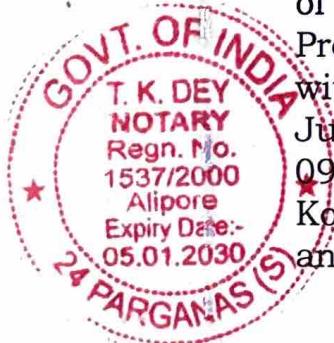
[See rule 3(4)]

Affidavit cum DeclarationT. K. DEY  
NOTARY  
Regn. No.  
1537/2000  
Alipore  
Expiry Date:  
05.01.2030

14AC 409740

Affidavit cum Declaration of SRI DIPANKAR DAS, promoter of the proposed project "ANANDI" lying and situated at Premises No. 64/8/1/94, Raipur Road, 1/90, Sree Colony, with Assessee No. 21-098-08-1053-7, under the Jurisdiction of Kolkata Municipal Corporation Ward No. 098, Borough - X, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata - 700092.

I, SRI DIPANKAR DAS [PAN No. ALRPD9858M], Son of Late Nitai Das, by faith - Hindu, by occupation - business, by nationality Indian, residing at 10/33, New Bikramgarh, P.O. Jadavpur, P.S. Jadavpur, Kolkata - 700032, promoter of the proposed project "ANANDI" lying and situated at Premises No. 64/8/1/94, Raipur Road, 1/90, Sree Colony, with Assessee No. 21-098-08-1053-7, under the Jurisdiction of Kolkata Municipal Corporation Ward No. 098, Borough - X, P.S. Netaji Nagar, P.O. Regent Estate, Kolkata - 700092 do hereby solemnly declare undertake and state as under :



05 DEC 2025

✓ *Dipankar Das*  
DIPANKAR DAS

78651

Anubhaba Ray  
Advocate  
ALIPORE POLICE COURT  
Kolkata 700 027

SOLD TO.....  
OF.....  
RS.....  
**JAYDEEP CHATTERJEE**  
16, INDIA EXCHANGE PLACE, KOL-1  
GOVT. LICENSED STAMP VENDOR  
NO. 351RS2016

1 NOV 2005

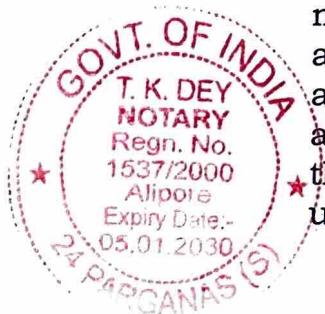
1 NOV 2005

1. That (1) SRI SAMAR LAL GHOSH have a legal title to the land on which the development of the proposed project 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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is 03.07.2027
4. That seventy (70) per cent of the amounts realized by the 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 month 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



05 DEC 2025

*Dipankar Das*  
DIPANKAR DAS

compliance with the proportion to the percentage 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.

*Dipankar Das*

DIPANKAR DAS

✓ Deponent

### Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kolkata on this 5<sup>th</sup> day of December, 2025.

✓ *Dipankar Das*  
DIPANKAR DAS  
✓ Deponent

*Identified by me*

*Dilip Das*  
Advocate

DILIP DAS  
B.Com., LLB  
Advocate

Alipore Police Court  
Kolkata-700 027  
W.B -525 / 1979

Solemnly Affirmed & Declared  
before me on Identification

*T. K. Dey, Notary*  
Alipore Judges' Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

05 DEC 2025

