

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'

[See rule 3(4)]



24AC 021193


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

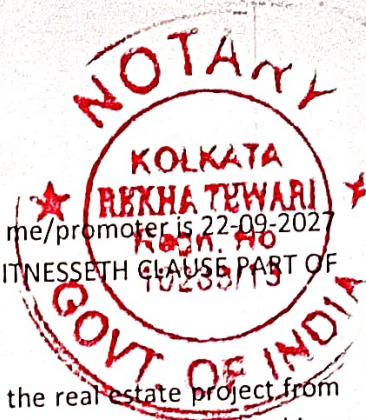
Affidavit cum Declaration of Sri Anup Das, Proprietor of M/s. DAS CONSTRUCTION promoter of the proposed project **DIPALI APARTMENT** at Premises No. 8, Mahatma Gandhi Road, under Ward No. 115 of Borough – XIII of KMC, PS – Haridevpur, Kolkata – 700082, WB, India

I, Anup Das, Proprietor of M/s. DAS CONSTRUCTION promoter of the proposed project **DIPALI APARTMENT** at Premises No. 8, Mahatma Gandhi Road, under Ward No. 115 of Borough – XIII of KMC, PS – Haridevpur, Kolkata – 700082, WB, India, do hereby solemnly declare, undertake and state as under:

1. That I / My Firm has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Avijit Ganguly and Aditi Ganguly, being Deed No. 160200583 of 2021, registered at the Office of the DSR – II, South 24 Parganas
2. That the said land is free from all encumbrances.


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

24 FEB 2026



3. That the time period within which the project shall be completed by me/promoter is 22-09-2027 as per Point No. 13 of the JDA read with Point No. 18 of the JDA (WITNESSETH CLAUSE PART OF JDA), and also as per Section 4(2)(l)(c) of the RERA Act, 2016
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Anup Das
Deponent

Verification

I Anup Das Son of Ramesh Chandra Das Resident of 42, M.G. Road, Kolkata – 700082, 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 24th day of February, 2026

Identified by
[Signature]
Hirshir Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1988

REKHA TEWARI
NOTARY
Regn. No.-10288/13
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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]

REKHA TEWARI
NOTARY

24 FEB 2026