

Sl. No. 6975 Dated 27.02.26.

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



INDIA

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

98AB 930318

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST - NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

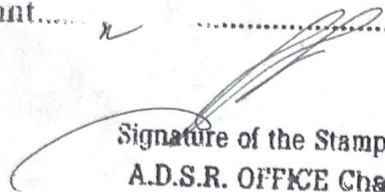


Affidavit cum Declaration of Promoter of the proposed project named "ANJALI VILLA", developed by, CHAKRABORTY NIRMAN PRIVATE LIMITED [PAN. AAEC1411G], represented by one of its Directors, namely SURAJIT CHAKRABORTY [PAN. AFYPC5294B].

I, SURAJIT CHAKRABORTY [PAN. AFYPC5294B], Son of Nani Gopal Chakraborty, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AF-358, Sarat Sarani, Krishnapur, Post Office- Krishnapur, Police Station- Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal, India, the developer and promoter of the proposed project named "ANJALI VILLA", do hereby solemnly declare, undertake and state as under:

27 FEB 2026

SL. No. 1191 **A** Date 28.11.24
Name P. N. Swarnapika
P.S. Gaighata Dt.-North 24 Parganas.
Amount ₹


Signature of the Stamp Vender
A.D.S.R. OFFICE Chandpara
North 24 Parganas.

B
Vender-NISHIT RANJAN HALDER
Treasury-Bongoon
T.V. No. With date of
Purchase.....
Total Amount of Stamp

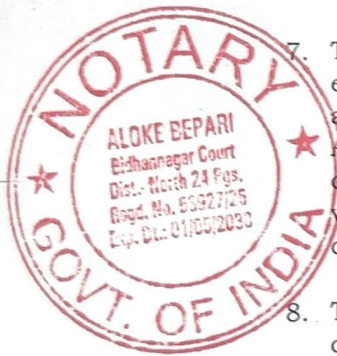
12 SEP 2024

110000

BEHARI HENOTAR OFFICE
AT BILHARACHAR
DIST - NORTH 24 PARGANAS



1. That the owners of this land are (1) Kusamadhab Das (2) Tapan Sarkar & (3) Sukdeb Bera. I, **SURAJIT CHAKRABORTY [PAN. AFYPC5294B]**, one of the Director of **CHAKRABORTY NIRMAN PRIVATE LIMITED [PAN. AAEC1411G]** as a Developer/Promoter with an authenticated copy of the agreement between such owners 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 me /promoter is **27.08.2026**.
4. That seventy per cent of the amounts realized 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 schedule 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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.
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 Verification any grounds.



CHAKRABORTY NIRMAN PVT. LTD.

Surajit Chakraborty
Deponent

Verification

Managing Director

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 thisday of, 2026

Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023

Aloke Bepari
ALOKE BEPARI
NOTARY
Regd. No. 53927/25
GOVT OF INDIA

27 FEB 2026

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.