

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

পশ্চিমবঙ্গ  
BEFORE THE NOTARY PUBLIC  
AT ALIPORE - POLICE QUARTERS

পশ্চিমবঙ্গ বাঁশচম বংগাল WEST BENGAL FORM 'B' (See Rule 3(4)) 95AB 861374



### DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI.KALYAN KUMAR PAUL Represented by one of its Director (Authorised Signatory) of M/s. PKS CONCLAVE PRIVATE LIMITED (Developer) of the proposed project named "SWAPNO NEER"

I, SRI.KALYAN KUMAR PAUL Authorised Signatory of M/s. PKS CONCLAVE PRIVATE LIMITED (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) SMT. MANJARI DE ( PAN no : ADFPD8264K ), wife of Late Asoke Kumar De, by faith - Hindu, by occupation - Retired Service Holder, by Nationality - Indian, (2) SRI ARUNAVA DE, ( PAN no : AKTPD1277D ), son of Late Asoke Kumar De, by faith - Hindu, by occupation - Service, by Nationality - Indian and (3) SRI. AMITAVA DE, ( PAN no : AKTPD1276C ), son of Late Asoke Kumar De, by faith - Hindu, by occupation - Service by Nationality - Indian, all residing at 9, Gokul Boral Street, Police Station- Muchipara, Post Office - Bowbazar, Kolkata - 700012 has 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.



That the said land is free from all encumbrances.

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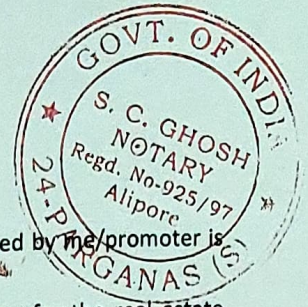
PKS CONCLAVE PVT LTD

*Kalyan Kumar Paul*

Director

05 JUN 2024





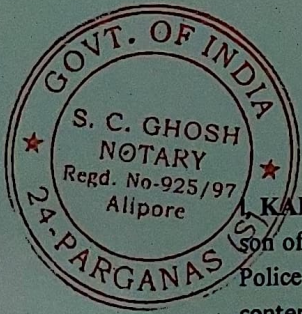
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3. That the time period within which the project shall be completed by me/promoter is 12<sup>th</sup> October, 2025
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, from time to time, shall 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.

PKS CONCLAVE PVT LTD

*Kalyan Kumar Paul*

Director  
Deponent



**KALYAN KUMAR PAUL ( PAN no : AFSP0696J ) ( Aadhar no : 2589 6482 5721 )**  
son of Late. Rakhil Chandra Paul, residing at 92, PurnaMitra Place, Post Office : Tollygung,  
Police Station : Charu Market, Kolkata – 700033, do solemnly affirm and confirm that the  
contents of my above Affidavit cum Declaration are true and correct and nothing material has  
been concealed by me there form.

Verified by me at <sup>June</sup> 5<sup>th</sup> Day of 2024.

Solemnly Affirmed & Declared  
before me on Identification

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

Identified by me

*Nabakumar Mukhopadhyay*  
Advocate

*Nabakumar Mukhopadhyay*  
Advocate  
Alipore Police Court  
Enri. No-WB/2037/1999

05 JUN 2024