

S/L No. 24, 30 APR 2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

91AB 333519

BEFORE THE NOTARY  
ALIPORE JUDGES COURT  
KOLKATA-700 027



**FORM - "B"**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Rajesh Kumar Singh**, son of Mr. Baijnath Singh, aged about - 44 years, Director of **Kalykes Reality Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at 13/1P-336/1, Sahapur Colony, 1<sup>st</sup> Floor, P.S. - New Alipur, Kolkata - 700053, West Bengal, having CIN - U74999WB2018PTC224587 & PAN - AAGCK9546C, duly authorised by the Authorisation Letter passed by the said Organization on 15<sup>th</sup> January, 2024 do hereby state, declare as follows: -

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21 NOV 2023

27122

No..... ₹10/- Date.....

Name : Arat Chatterjee.

Address : ..... ALIPORE POLICE COURT  
Kolkata - 700 027

Advocate

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27



Faint text, possibly a date or reference number



1002 201 2 0

I, **Mr. Rajesh Kumar Singh**, the promoter of "**KUSUM NIVAS**" project comprised in R.S. and L.R. Dag Nos.: 334(P), 335(P), 336(P), situated at Mouza – Italgata, J.L. No.: 10, Touzi No. – 3, Khatian Nos. – 7, 56, 42, Police Station – Behala, P.O. - Parnasree, within the jurisdiction of Kolkata Municipal Corporation, being premises Nos. – 1, 2B, 3, 4, Pran Krishna Chandra Lane, KMC Ward No. – 117, being Assesse Nos. - 411170800313, 411170800040, 411170800015, 4011170800039, South 24 Parganas, West Bengal, do hereby solemnly declare, undertake and state as under:

**1. That the Owners:**

**LOT - A: -**

**SMT. CHHABI DAS (PAN - ERSPD5248E & AADHAAR NO. - 4407 8066 5886)** daughter of Late Nandadulal Adhikary and wife of Ashutosh Das, by Nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at 2B, Pran Krishna Chandra Road, P.O. – Sahapur, P.S. – Behala, Kolkata – 700053, District – South 24 Parganas;

**LOT - B:-**

**(a) SRI SAILEN DAS (PAN - CNRPD2441Q & AADHAARV NO. - 2782 3936 8299) (b) SRI SUDAM DAS (PAN - FAFD3593B & AADHAAR NO. - 7270 3925 6506 (c) SRI KHOKON DAS (PAN - BLOPD1482M & 9438 2668 2477) (d) RAJU DAS (PAN - EPLPD6437J & AADHAAR NO. - 6959 4547 8896) (e) GOUTAM DAS (PAN - EPLPD6438H & AADHAAR NO. - 5243 7185 1606 (f) SMT. RITA DAS (PAN - BGQPD5585E & AADHAAR NO. - 7707 2489 7964)** daughter of Radha Krishna Sadhukhan and wife of Kesto Das, by Nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at D/36/16, T.C. Road, Kolkata – 700053, **(g) SMT. RAKHI ALI (PAN - BGQPD5767G & AADHAAR NO. - 7144 4838 9251)** wife of Mr. Sabir Ali, **(h) SMT. SARMILA DAS (PAN - CSVPD2907E & AADHAAR NO. - 7098 6611 4533) (i) SMT. KAKALI SAHA (PAN - EOFPS0581P & AADHAAR NO. - 7098 6611 4533)** points (a) to (e) are son of Late Bachulal Das and Smt. Bhamar Bala Dasi, by Nationality – Indian, by faith – Hindu, points No. (f) & (g) wife and daughter of Kesto Das who was son of Late Bachulal Das and Bhamar Bala Das and point No. (i) Smt. Kakali Saha is granddaughter of Late Bachulal Das, daughter of Late Anil Das who was son of Late Bachulal Das all are by Nationality – Indian, by faith – Hindu and all are residing at 3 No. Pran Krishna Chandra Lane, P.O. – New Alipore, P.S. – Behala, Kolkata – 700053, South 24 Parganas, West Bengal.

**LOT - C: -**

**(a) SRI SONA DAS (PAN - BWWPD0497F & AADHAAR NO. - 3439 9494 7246) (b) SRI ANNA DAS (PAN - ESSMPD5071 & AADHAAR NO. - 4055 0901 5458) (c) SRI SAMBHU DAS (PAN - EREPD9250E & AADHAAR NO. - 6266 0325 5377) (d) SR BACHU DAS (PAN - EREPD9897K & AADHAAR NO. - 7078 9957 4092) (e) SMT. PRATIMA NAYAK (PAN - BRNPN092P & AADHAAR NO. - 7554 2460 5781)** wife of Banku Nayak, **(f) SRI PRATIMA DAS (PAN - ERHPD7852P & AADHAAR NO. - 9923 9028 0730)** all sons and daughters of Late Kali Pada Das, all by Nationality – Indian, by faith – Hindu, all are residing at 3/1A, Sri

Mohan Lane, P.O. – Sahapur Colony, P.S. – Behala, Kolkata – 700053, District - South 24 Parganas;

**LOT - D: -**

**(a) SMT. KANAK LATA (PAN - ACNPA6056D & AADHAAR NO. - 6585 8674 6204)** daughter of Late Laxmi Pada Adhikari, **(b) SMT. MAYA DAS (PAN - AYVPD4962D & AADHAAR NO. - 5366 7707 2123)** wife of Biswanath Das, **(c) SMT. CHHAYA SAHA (PAN - DRBPS8773R & AADHAAR NO. - 5240 8661 1027)** daughter of Late Laxmi Pada Adhikari, **(d) SMT. SANDHYA DAS (PAN - BESP3355N & AADHAAR NO. - 9656 6148 4246)** wife of Sri Dilip Kumar Das, all are by Nationality – Indian, by faith – Hindu, all are residing at 3B, Pran Krishna Chandra Lane, P.O. – Sahapur, P.S. – Behala, Kolkata – 700053, District – South 24 Parganas.

Has a legal title to the land on which the development of the project proposed;

**AND**

A legal valid authentication of the 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 promoter on or before
4. That, seventy per cent of the amount 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 the construction and the land cost at 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 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, promoter shall get the amounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of the accounts duly certified and signed by such chartered accountant and it shall be verified during AUDIT THAT THE amounts COLLECTED for a particular projects have been utilised for the project and the withdrawal has been in compliance worth the proportion to the percentage of completion of the project;
8. That, promoter shall take all the pending approvals on time, from the competent authorities;
9. That, promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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10. That, 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.

KALYKES REALITY PVT. LTD.

*Aresh*

DEPONENT

Director

PREPARED IN MY CHAMBER

SIGNED IN MY PRESENCE

*Aresh*

ADVOCATE

ADVOCATE

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from;

Verified by me at Bakrahat Road, Thakurpukur, Kolkata - 700104 on this the *30th* day of *April*, 2023.

KALYKES REALITY PVT. LTD.

*Aresh*

Director

DEPONENT

PREPARED IN MY CHAMBER

*Aresh*

ADVOCATE



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Signature (S) of Executant (S)  
attested on Identification at  
Alipore Judges Court  
Kolkata-700 027, Under  
Notary Act at.....A.M. /P.M.

*P. Bose*

P. Bose  
Notary Govt. of India  
13821 18

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