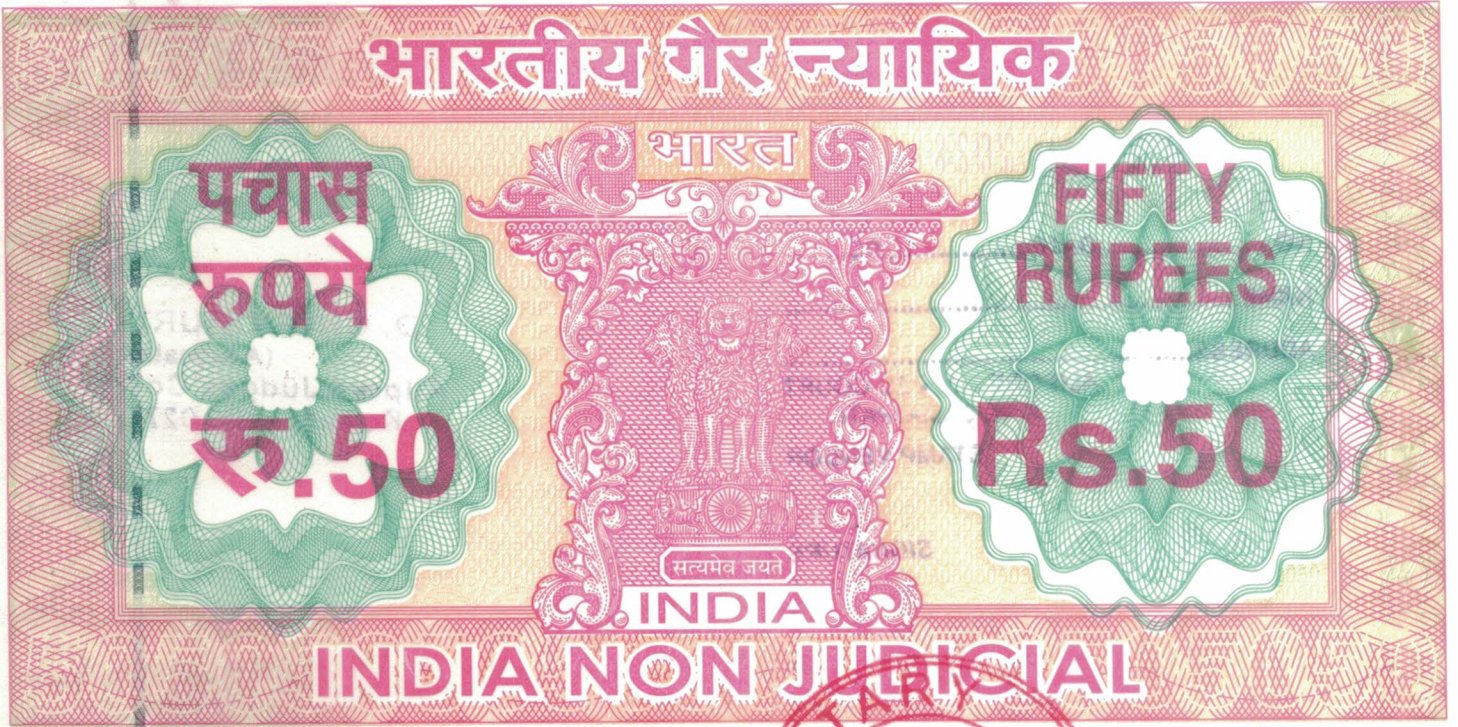


भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 680583



FORM B

[See rule 3(4)]

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

**Affidavit cum Declaration**

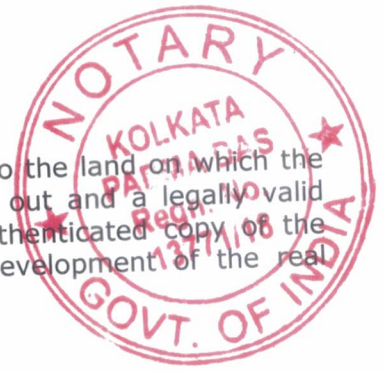
Affidavit cum Declaration of Kalyan Kumar Paul promoter of the proposed project;

I, Kalyan Kumar Paul, son of Rakhal Chandra Paul, residing at 92, Purna Chandra Mitra Lane, P.O: Tollygunge, P.S: Charu Market, Kolkata: 700033 being the Director of "M/s. PKS Conclave Private Limited", having its registered office at 21, Indrani Park, P.O: Tollygunge, P.S: Charu Market, Kolkata: 700033 do hereby declare that M/s. PKS Conclave Private Limited is the promoter of the project, i.e., "SWAPNONEER" constructed at 9, Gokul Boral Street under Block No: 7, Holding No: 247 under Central Division, P.O: Bowbazar, P.S: Muchipara, Kolkata: 700012, Assessee No: 110511000063 within the limits of Ward No: 51, Borough No: VI, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

NO stamp  
**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

7 MAY 2024

Kalyan Kumar Paul



1. That Arunava De and Amitava De have the 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 promoter is 31<sup>st</sup> October, 2024.
4. That seventy 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

*Kalpana Kumar*

Deponent

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
PADMA DAS  
NOTARY

**PADMA DAS**  
NOTARY  
Regn. No.-13771/18  
C.M.M's Court  
Kolkata-700 001

10 7 MAY 2024

Identified by me  
Mimadri Chakraborty  
Advocate  
Rollment No. WB/154-A/199  
C.M.M Court Kolkata

## Verification

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 6th day of May, 2024.



Deponent

Identified by me

Advocate



**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700 001

**7 MAY 2024**