



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

96AB 038695

FORM-'B'  
[See  
rule3(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 Mr. Ajay Kumar Saha, son of Late Nirmal Kumar Saha, by cast and religion – Hindu, by occupation - Business, by nationality – Indian, residing at Premises No. 58G, Satchasi Para Road, Post Office and Police Station – Cossipore, Kolkata – 700002, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

REKHA TEWARI  
NOTARY  
Regn. No.- 10286/13  
C.M.M's. Court  
Kolkata - 700 001

28 MAR 2024

S.N. DEVELOPER  
Ajay Kumar Saha  
Partner

56282



No.....  
Of.....  
Rs.....  
SUBHASREE MUKHERJEE  
LICENSED STAMP VENDOR  
9, India Exchange Tower  
(Basement) Kolkata-700029  
Date..... Sign.....

29 FEB 2024  
29 FEB 2024



1. That, I **Ajay Kumar Saha**, Promoter of the proposed project have legal title to the land on which the development of the project is proposed in the capacity of partner of the said project being landowner entered in a Joint Development Agreement.
- AND
1. a legally valid authentication of title of such land along with an authenticated copy of the agreement between such landowner 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 in 2 Years and 2 months (Approx)
  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 scheduled bank to cover the cost of construction/development 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from these separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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, I shall take all the pending approvals on time from the competent authorities.
  9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
  10. That, I 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.



Sd/-  
Deponent

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

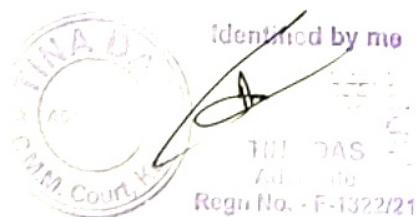
**S.N. DEVELOPER**

*Ajay Kumar Saha*

P

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.  
Verified on this day of 20



Identified by me

**REKHA TEWARI**  
NOTARY  
Regn. No. - F-1322/21

**SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION**

*REKHA TEWARI*  
**REKHA TEWARI**  
NOTARY

Sd/-  
Deponent

**S.N. DEVELOPER**

*Ajay Kumar Saha*

Partner

**28 MAR 2024**