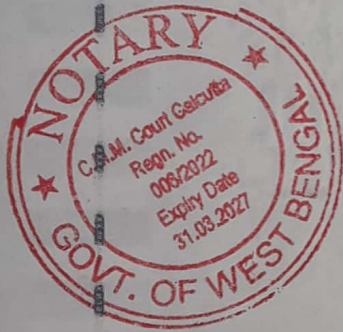


SL NO ..... 71 ..... 2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

96AB 000084



5 FEB 2024

**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. PARITOSH SHIL** [PAN NO. AYWPS6938D] [AADHAR NO. 4872 1218 3349], son of Sri. **PARIMAL SHIL**, by Faith-Hindu, by Occupation- Business, by Nationality- Indian and residing at 28/117, Mukundapur, South 24 Parganas, Kolkata - 700 099, West Bengal, one of the partners of "**TRANQUIL DEVELOPERS(PAN NO - AAJFT5921E)**" a Partnership Firm, at 159, Mukundapur, 6C/42, Mukundapur, South 24

**NIRMALYA DAS GUPTA**  
Advocate Cum Notary  
REGN NO.-00672022  
C.M.M. Court Calcutta

Sold To.....  
Name.....  
Address.....  
**15 FEB 2024**  
Rs.....  
**C.M.M.'S Court  
2, Bankshall Street, Kol-1**

134656  
Tranquil Developers  
159, mukundapur  
kol-99

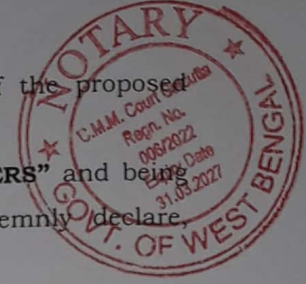
~~ABANISH KUMAR DAS  
Gov. License Stamp Vendor  
C. M. M. S Court  
2, Bankshall Street, Kol 1~~



15 FEB 2024

Parganas, Kolkata - 700 099 and being the promoter of the proposed project "**KESHAVA KUNJ**".

I, **Mr. PARITOSH SHIL**, partner of "**TRANQUIL DEVELOPERS**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That **SMT. PRAKRITI DUTTA**, 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 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 promoters is **31.03.2026**.

4. That seventy per cent of the amounts realised by the promoters 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 and the land cost and shall be used only for that purpose.

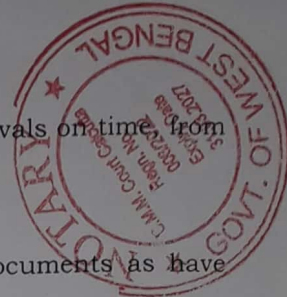
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 promoters 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.

  
**NIRMALYA DAS GUPTA**  
Advocate Cum Notary  
REGN NO.-006/2022 |  
C.M.M. Court Calcutta

**15 FEB 2024**



8. That the promoters shall take all the pending approvals on time from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

Tranquil Developers

*Pari Anand*  
Authorised Signatory

Deponent

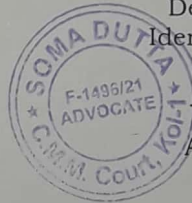
The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata, on this 15TH day of FEBRUARY, 2024.

Tranquil Developers

*Pari Anand*  
Authorised Signatory

Deponent  
Identified by me



*Soma Dutta*  
Advocate

*Nirmalya Das Gupta*

NIRMALYA DAS GUPTA  
Advocate Cum Notary  
REGN NO.-006/2022  
C.M.M. Court Calcutta

15 FEB 2024

SOLEMNLY AFFIRMED  
&  
Declared Before me  
on Identification Adv.  
*Nirmalya Das Gupta*  
NOTARY  
N. DAS GUPTA  
C.M.M. Court  
Govt. W.B.