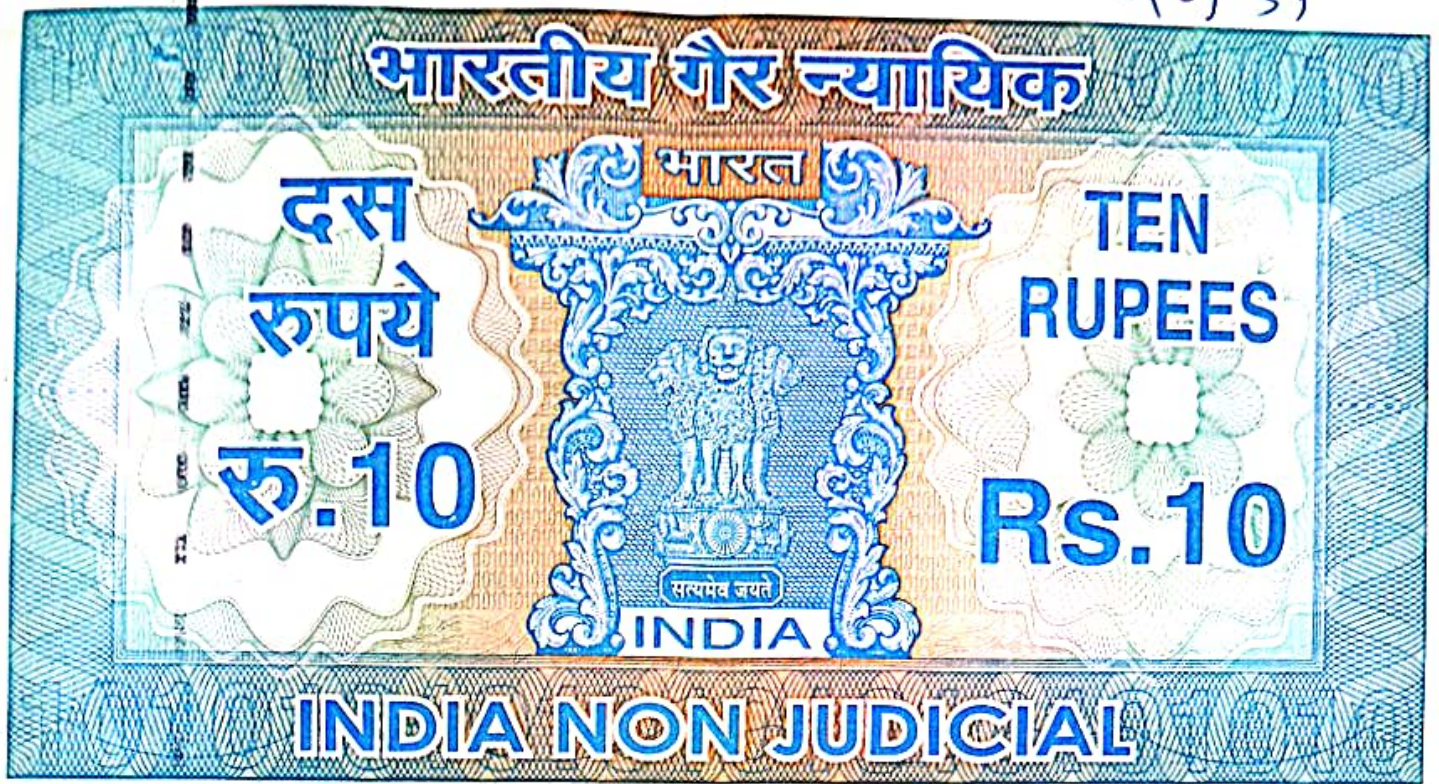




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 025884



FORM -B

(Declaration supported by An Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of M/S Positive Vibes represented by its partners Mrs. Kamalika Debnath & Mr. Rajdeep Roy are the promoters of the proposed/ on- going project.

We, **POSITIVE VIBES** represented by its partners Kamalika Debnath, Daughter of Pratap Roy & Rajdeep Roy, Son of Mihir Kumar Roy both by Nationality Indian, both by Faith Hindu, both by Occupation- Business as Promoter of the ongoing /proposed project "**MEGH PEONER THIKANA**" at Premises No. 347, Survey Park, Kolkata- 700 075, Police Station- Survey park, District- South 24 Parganas, do hereby solemnly declare, undertake and state as under-

1. That Mr. Nilanjan Dasgupta, Mr. Dipanjan Dasgupta & Miss. Madhusree Dasgupta all are son & daughter of Late. Benoy Dasgupta are the sole and absolute owner of ALL THAT piece and parcel of 08 Cottah 00 Chittacks 25 sq ft more or less which is physically inherited, measured and obtained as 06 Cottah 08 Chittacks 14 Sq. Ft. more or less comprised under Mouza Santoshpur, J.L.No.22, R.S. Dag No.706/775, L.R. Dag No.803, R.S. Khatian No.281, L.R. Khatian No. 1984, 1983 & 1979 under Police Station- formerly Kasba then Purba Jadavpur now Survey Park, KMC Premises No.- 347, Survey

Park, having Postal Premises No. A/55, Nandan Kanan, within the limits of KMC Ward No. 109, Kolkata- 700075, District: South 24 Parganas being Assessee No.-. 311091303478

2. That we have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Agreement between such owners and promoter for development (Registered Development Agreement dated 10/12/2024 Being No. 160320816 for the year 2024 registered in the office of the District Sub Registrar - III at Alipore) of the real estate project .
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by us is 31st day of August, 2028
5. That 70% (Seventy percent) of the amount realized by us 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.
6. 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.
7. That the amounts from the separate account shall withdraw 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.
8. That we 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.
9. That we shall take all the pending approvals on time from the competent authorities.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any ground.

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Affidavit
solemnly affirmed before me this day
of 03 month 2024
the declarant of proper identification
he swaror.

SK Judicial Magistrate
1st Class Alipore

1. Kamalika Subhelt
2. Sandeep Roy
DEPONENT S

Identified by
Shubhendu Sin
Advocate
WB-236/2012

VERIFICATION

We, the Deponents above, do hereby verify the contents of my above affidavit cum declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified by me at Kolkata on this 3rd day of July, 2025.

1. Kamalika Deb Nath
2. Santeeep Gay
DEPONENTS

Identified by
Shubhendu Das
Advocate
WB-236/2012