Serial. No.....13...../2024

04 JAN 2024

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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

88AB 966867

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL

NOTARY GOVT. OF WEST BENGAL
Sk. Nusrullah
Alipore
Regn. No.101/2022
24 PARGANAS (S)

Affidavit cum Declaration

Affidavit cum Declaration of**GOPA BOSE**,promoter/proprietor of M/S. BOSE DEVELOPER of the proposed projectnamed **"BASU VILLA"** situated at 12B, Gurupada Halder Road, P.S. Kalighat P.O. Kalighat, Kolkata-700026, District – Kolkata , Sub Registry Office at Alipore, West Bengal, India

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I, **GOPA BOSE**, wife of Prasanta Bose, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 49/1 Gurupada Halder Road, P.O. Kalighat, P.S. Kalighat, Kolkata- 700026, Kolkata, promoter,

Affidavit cum Declaration of **GOPA BOSE**, promoter and proprietor of**M/S. BOSE DEVELOPER**, of the proposed project do hereby solemnly declare, undertake and state as under:

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1. That I / promoter have / has a legal title to the land on which the development of the project is proposedanda 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 me/promoter is 31.7.2024. (31st July 2024)
4. That seventy per cent of the amounts 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 utilised for the

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project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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.

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Deponent

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 Alipore on this 4th day of January 2024

Deponent

Identified by me
Vinit Sharma
Advocate

NOTARY GOVT. OF WEST BENGAL
Sk. Nusrullah
Alipore
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24 PARGANAS (S)

Solemnly Affirmed & Declared before me on identification under the Notaries Act.

Sk. Nusrullah
Notary, Govt. of West Bengal
Regn. No.101/2022
Alipore, Judges' & Criminal Court
Kolkata-700027