

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL
Before the Notary Public
Govt. of India



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 Mr. Debabrata Bhattacharya (PAN -AFNPB5701P) Son of Sri Nripendra Nath Bhattacharjee, age about 53 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 8R, Roy Para Bye Lane, P.O.& P.S.- Sinthi, Dist. - North 24 Parganas, Kolkata - 700050, Proprietor of the Promoter (**Basbhumi**) of the proposed project "**Baghajatin Enclave**" situated at Premises No.-2127, Chak Garia, Ward No. 109 under K.M.C, P.O. & P.S. - Survey Park, Dist.- South 24 Parganas, Kolkata - 700075, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25 /09/2023.

I, Debabrata Bhattacharya, Proprietor of **Basbhumi** (having the registered Office at 8R, Roy Para Bye Lane, P.O.& P.S.- Sinthi, Dist. - North 24 Parganas, Kolkata - 700050), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Smt. Anasua Banerjee, (PAN-AJAPB3181E)** wife of Sri Subhasish Banerjee, by Religion- Hindu, by Nationality - Indian, by Occupation - Household work, residing at Baruipur Doltala, Near Ration Godwon, P.O. & P.S. - Baruipur, Dist. - South 24 Parganas, Kolkata - 700144, has a legal title to the land on which the development of the project is proposed is to be carried out.

For **BASBHUMI**

D. Debabrata

Proprietor

25 SEP 2023



AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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 us/promoter is 31/03/2024.
4. That seventy percent of the amounts realised by us/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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, 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 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 / 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.

D. Shalaby

Proprietor

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 Kolkata on this 25 day of September, 2023

Solemnly Affirmed & Declared Before Me On Identification By

[Signature]
SARBANI MITRA
NOTARY
Regd. No.-5515/08

Identified by me
Babla Chakraborty
BABLA CHAKRABORTY
ADVOCATE

For BASBHUMI

D. Shalaby

Proprietor

Deponent

25 SEP 2023

E/No.- 158/1993
SEALDAH COURT, KOL-14