

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50

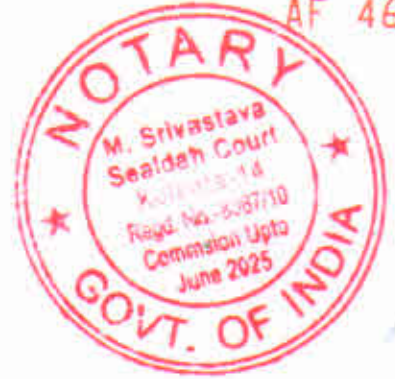


FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 461871



FORM 'B'

[See rule 3(4)]

DECLARATION

Mr./Ms. Ratnankur Sengupta, Director of the Betop Housing Developers PVT. LTD. Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02.08.2023 I, Ratnankur Sengupta, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

02. AUG 2023

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR I have/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 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 encumbrances with State Bank of India for the purpose of development vide Loan A/c. No. 41679483321 and 41679744078 which was registered in the office of the A.D.S.R. Cossipore, Dum Dum 24-Parganas (North) and same recorded in Book No. I, Volume No. 1506-2023, Pages from 78432 to 78502, Being No. 150602021, for the year 2023 and the copy of mortgage was Annexed here with.

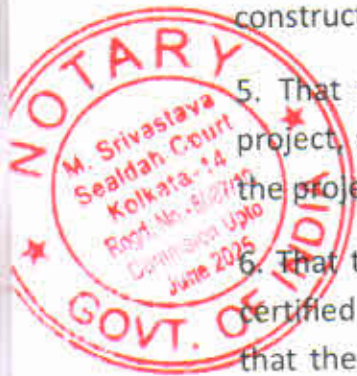
3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup>. December, 2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



02 AUG 2023



for a particular project have been utilised 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. Deponent Verification the contents of my 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 2<sup>nd</sup> day of August 2023.

For Betop Housing Developers Pvt. Ltd.  
Ratnankar San Gupta  
Director  
(Authorised Signatory)

Deponent

Identified by  
Rupkore Mandal  
Advocate

Enrollment No - WB/1189/1999



Solemnly Affirmed &  
Declared before me  
on Identification of L.D. Advocate

MUKUL SRIVASTAVA  
Notary Govt. of India  
Regd. No. 8087/10  
Expiry on 25/06/2025

02 AUG 2023



भारतीय स्टेट बैंक  
भारतीय स्टेट बैंक  
STATE BANK OF INDIA

**M/S Beetop Housing Developers Private Limited :**  
**(CIN -U70102WB2012PTC189014)**  
**(Pan- AAFCB3007J)**

**Address-466A, P.K Guha Road, PO- Dumdum , Kolkata -700028**

**Term Loan Account No-41679483321**

**Term Loan Account No-41679744078**



We have the following Title deeds in our custody against the term loan exposure of Rs 4.89Crores.

Deeds Numbers	Deed Description	Registered at
01803/2013	Book No 1,C.D. Volume No 4, Page from 8929 to 8946, being No 01803, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01804/2013	Book No 1,C.D. Volume No 4, Page from 8947 to 8964, being No 01804, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01809/2013	Book No 1,C.D. Volume No 4, Page from 9037 to 9054, being No 01809, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01806/2013	Book No 1,C.D. Volume No 4, Page from 8982 to 8999, being No 01806, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01801/2013	Book No 1,C.D. Volume No 4, Page from 8911 to 8928, being No 01801, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01808/2013	Book No 1,C.D. Volume No 4, Page from 9019 to 9036, being No 01808, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01805/2013	Book No 1,C.D. Volume No 4, Page from 8965 to 8981, being No 01805, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01807/2013	Book No 1,C.D. Volume No 4, Page from 9000 to 9018, being No 01807, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum
01791/2013	Book No 1,C.D. Volume No 4, Page from 8839 to 8910, being No 01791, for the year 2013	ADSR-Cossipore Dumdum, District- Dumdum

Tel : 23292048  
Fax : 033-2357 5667  
I.P No. 500321  
email sbi04299@sbi.co.in

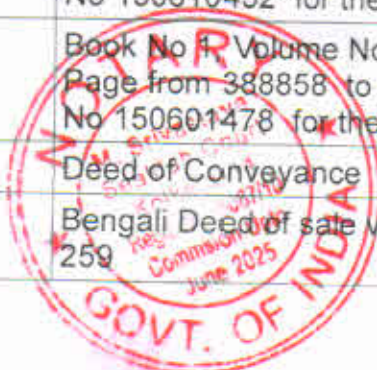
एस एम ई शाखा, स साल्टलेक  
प्लॉट नं-X-1/8/1, ब्लॉक-ई पि,  
सेक्टर-V इलेक्ट्रॉनिक कम्प्लेक्स,  
साल्टलेक, कोलकाता-700 031 भारत

ADSR-Cossipore Dumdum,  
Plot No.- X-1/8/1, Block-EP,  
Sector-V Electronic Complex  
Salt Lake Kolkata : 700 031 India



2129/2018. Book No. Volume No. 1706-2018.

	Page from 100432 to 100463, being No 150602129, for the year 2018	District- Dumdum
2131/2018	Book No 1, Volume No 1506-2018, Page from 100560 to 100591, being No 150602131, for the year 2018	ADSR-Cossipore Dumdum, District- Dumdum
2130/2018	Book No 1, Volume No 1506-2018, Page from 100496 to 100527 being No 150602130, for the year 2018	ADSR-Cossipore Dumdum, District- Dumdum
2126/2018	Book No 1, Volume No 1506-2018, Page from 100264 to 100315, being No 150602126, for the year 2018	ADSR-Cossipore Dumdum, District- Dumdum
2132/2018	Book No 1, Volume No 1506-2018, Page from 100646 to 100699, being No 150602132, for the year 2018	ADSR-Cossipore Dumdum, District- Dumdum
11776/2010	Book No 1, Volume No 38 Page from 1061 to 1077, being No 11776, for the year 2010	ADSR-Cossipore Dumdum, District- Dumdum
7435/2008	Book No 1, Volume No 190, Page from 23 to 34, being No 7435 for the year 2008	ADSR-Cossipore Dumdum, District- Dumdum
8332/2019	Book No 1, Volume No 1506-2019 Page from 402610 to 402630, being No 150608332 for the year 2019	ADSR-Cossipore Dumdum, District- Dumdum
8422/2019	Book No 1, Volume No 1506-2019 Page from 407677 to 407700, being No 150608422 for the year 2019	ADSR-Cossipore Dumdum, District- Dumdum
10459/2017	Book No 1, Volume No 1506-2017 Page from 346471 to 346496, being No 150610459 for the year 2017	ADSR-Cossipore Dumdum, District- Dumdum
8430/2019	Book No 1, Volume No 1506-2019 Page from 402199 to 402225, being No 150608320 for the year 2019	ADSR-Cossipore Dumdum, District- Dumdum
8418/2019	Book No 1, Volume No 1506-2019 Page from 4408199 to 408232, being No 150608418 for the year 2019	ADSR-Cossipore Dumdum, District- Dumdum
10452/2017	Book No 1, Volume No 1506-2017 Page from 346238 to 346268, being No 150610452 for the year 2017	ADSR-Cossipore Dumdum, District- Dumdum
1478/2019	Book No 1, Volume No 1506-2019 Page from 388858 to 388892 being No 150601478 for the year 2019	ADSR-Cossipore Dumdum, District- Dumdum
6414	Deed of Conveyance	
259	Bengali Deed of sale vide Deed No 259	



PLA NO 250 of 2016 -Probate Document

Registered Mortgage Deed 02021/23 , Registered in Book 1, VOLUME NO 1506-2023,Page from 78432 to 78502 being no 150602021 for the year 2023

Regards,

  
Authorized Signatory

