

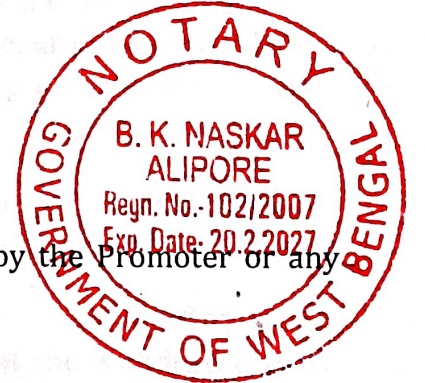
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 703246

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

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 **BIBHUTI BHUSAN DAS**, Promoter of the proposed/ on- going project.

I, Bibhuti Bhusan Das, son of Late Bhupendra Nath Das Promoter of the proposed project "LIVE DURBA", 522/1, Kalikapur, Kolkata- 700 099, do hereby solemnly declare, undertake and state as under-

1. That One Biswanath Malik son of late Lalu Malik is the recorded owner of **ALL THAT** piece and parcel of bastu land measuring about 03 Cottchas 02 Chittacks 08 Sq.Ft. equivalent to 209.815 Sq.Mt. more or less **TOGETHER WITH** divided and demarcated proportionate impartible share of land and **ALSO TOGETHER WITH** the right of enjoyment with proportionate share in the common area, easement, facilities, assurances



10 JUL 2024

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No. _____
Name : **A. K. SINGH, Advocate**
Address : High Court, Calcutta
Kolkata - 700001

Rs. _____
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

31 MAY 2024



AT KOLKATA PUBLIC COURT

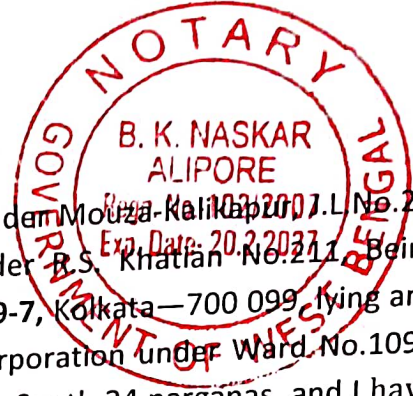
FORM-B

ALTERNATIVE DISPUTE RESOLUTION

Joint Declaration of Arbitration
The undersigned, **Mr. A. K. SINGH**, Advocate, High Court, Kolkata - 700001, and **Mr. Amal Kr. Saha**, Licensed Stamp Vendor, Kolkata - 700001, have entered into a joint declaration of arbitration for the purpose of resolving any disputes that may arise between them in connection with the above-mentioned matter.



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hereditaments, lying and situate at Mouza comprised under Mouza-Kalikapur 1.L No.20, R.S.No.02, Touzi No.3,5&12, under R.S. Dag No.383, under R.S. Khatian No.211, Being Premises No.522/1, Kalikapur, Assesses No.31-109-06-7399-7, Kolkata—700 099, lying and situated within the local limit of the Kolkata Municipal Corporation under Ward.No.109, Police Station- Purba Jadavpur, A.D.S.R at Sealdaha District- South 24 parganas and I 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 owner and promoter for development (Registered Development Agreement dated 29th April,2024 Being No.163001403 for the year 2024, duly registered in the office of the District Sub Registrar V at Alipore of the real estate project.

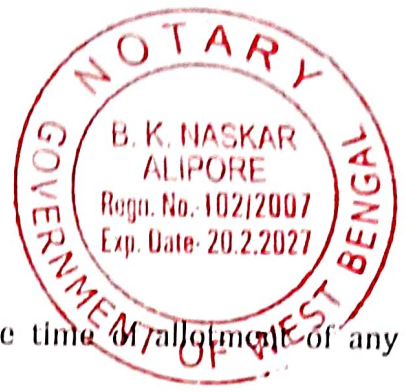
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31st day of March, 2027.
4. That 70% (Seventy per cent) of the amount realized by me for the real estate project from the allottees, from time to time, shall be deposited 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 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.
7. That I 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 shall take all the pending approvals on time from the competent authorities.

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



10 JUL 2024



10. That I 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.

ANILA CONSTRUCTION CO.

Bibhuti Bhunia Am.
Proprietor
DEPONENT

VERIFICATION

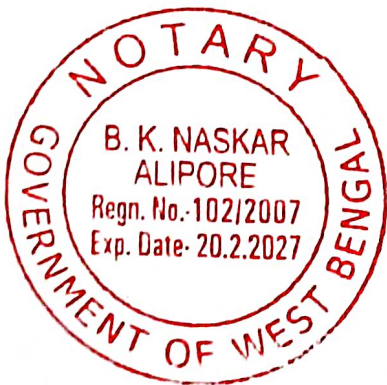
I, the Deponent above, do hereby verify the contents of my above affidavit cum declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Kolkata on this *10th* day of *July* 2024.

ANILA CONSTRUCTION CO.

Bibhuti Bhunia Am.
Proprietor

DEPONENT



Identified by me

Be
Advocate

Solemnly Affirmed & Declared
Before me on Identification

B. K. Naskar
B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

10 JUL 2024