



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

AG 686672

BEFORE THE NOTARY
ALIPOKE JUDGES COURT
KOLKATA-21

FORM-B
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Satyendra Gupta being representative for the promoter of the proposed project vide its authorization dated 26/07/2024

I, Satyendra Gupta S/o Harish Chandra Gupta aged 45 R/O 237/D-3, Dharmatala Road, Budge Budge, Kolkata – 700137 in ward no. 11, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we **Bofan Vyapaar Pvt. Ltd.** have a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31-March-2029.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



01 AUG 2024

Bofan Vyapaar Pvt. Ltd.

[Signature]
Director



7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Bofan Vyapaar Pvt. Ltd.

Deponent

Director

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Bofan Vyapaar Pvt. Ltd.

Verified by me at Alipore on this 1st day of August 2024 .

Director

Deponent

Identified by me

DEBASISH CHOWDHURY
Advocate
ALIPORE JUDGES' COURT, KOL-27
Regd. No.- WB/929/1983

Signature Attested
on identification

MARUFA KHATOON
Notary, Govt. of India
Regd. No.- 13815/2018
Alipore Judges' Court



01 AUG 2024