



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

77AB 814203



BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

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. Sankar Prasad Bepari, Director of Bepari Projects Pvt. Ltd. promoter
of the proposed project named LAKE VIEW-V at 1138, Nayabad, Kolkata - 700099, P.S. -
Panchayasar, Ward No. 109, Borough - XII of Kolkata Municipal Corporation

I, Sankar Prasad Bepari Son of Shaymal Bepari Resident of 235, Nayabad, Mukundapur, Kolkata -
700099, promoter of the proposed project LAKE VIEW-V do hereby solemnly declare, undertake and
state as under:

That I / promoter have / has a legal title to the land on which the development of the project
is proposed AND a legally valid authentication of title of such land along with an authenticated

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BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
Director

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 31st December, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

Solemnly Affirmed & Identified before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

Identified by me
Advocate

Verification
Nabakumar Mukhopadhyay
Advocate

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
Deponent

I, Sankar Prasad Bepari, Son of Shaymal Bepari Resident of 235, Nayabadi, Mukundapur, Kolkata - 700099 do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

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Verified by me at KOLKATA on this 16TH day of August, 2023

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
Director

Deponent