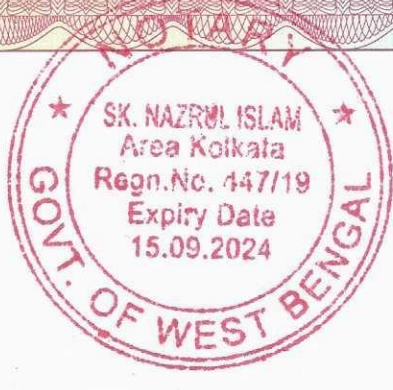


SL.No. 39



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AP 005524

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Bablu Naskar promoter of the proposed project duly authorized by the promoter of the proposed project vide its authorization dated 25.05.22:

I, BABLU NASKAR, Son of late Rabindra Nath Naskar aged about 65 R/o Shyam Vihar RFF/2, Raghunathpur, Block - 2, Flat No - 1B, Kolkata- 700059 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



16 MAR 2023

165645

AWANI KUMAR ROY
Advocate
Kiron Shankar Roy Road,
1st Floor, Kolkata-700 001

NO. _____
ADD. _____
Rs. _____
- 2 JAN 2023
GURANJAN MUKHERJEE
Licensed Entry Vendor
C.C. Court
2 B, 2, 15, 16, New Road, KOL-1

- 2 JAN 2023
- 2 JAN 2023



18 MAR 2023

1. **B.C.N. PROMOTERS & DEVELOPER PRIVATE LIMITED. & Others(Annexure A)** have 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 the 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 free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31.12.2025.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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 utilised 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.

Solemnly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CRPC

Notary

SK, Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta



Balelu Naykar

Deponent

IDENTIFIED BY ME

Nabanta Deb Roy

ADVOCATE

16 MAR 2023

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 16th day of March, 2023.

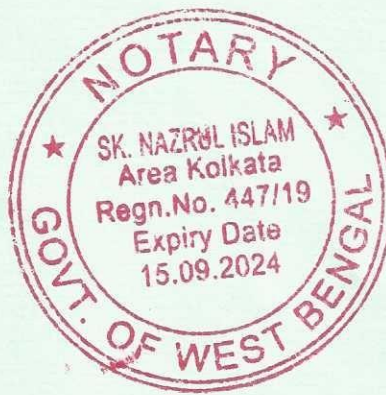
Ralelu Naykar

Deponent

*Identified by me,
Nabendu Deb Roy,
Advocate,
WB - 1728 of 2003*

Annexure A

Sl No.	Owners Name	PAN
1.	HAPPY HOME HIGHRISE PRIVATE LIMITED	AABCH8711M
2.	B.C.N PROMOTERS & DEVELOPER PRIVATE LIMITED	AACCB4676N
3.	DREAMLAND HIGHRISE PRIVATE LIMITED	AACCD6200E
4.	RED ROSE HIGHRISE PRIVATE LIMITED	AADCR6302G
5.	ANUPAMA PROMOTERS PRIVATE LIMITED	AAECA4631J
6.	B.C.N BUILDERS & DEVELOPER PRIVATE LIMITED	AACCB4677P



16 MAR 2023