



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

94AB 394573

S/L No. 112  
Date 19.07.2024

Notary Public of India

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Subhankar Basu, the sole proprietor of M/s. Bibarsan Contractor & Construction, the Developer of the proposed project "PRINTEMPS TOWER", vide his authorization dated 16/03/2024.

I, Subhankar Basu, S/o. Kalyan Kumar Basu, aged about 42 Years, resident of Natunpara Fatakgora, Post & Police Station- Chandannagar, District- Hooghly, West Bengal, PIN-712136; being the sole proprietor of M/s. Bibarsan Contractor & Construction having its registered office at "Nirupama Bhavan", 1431/A, Rashbehari Avenue, Fatakgora, Post & Police Station- Chandannagar, District- Hooghly, West Bengal, PIN-712136 i.e., the Developer of the proposed project "PRINTEMPS TOWER", do hereby solemnly affirm, declare, undertake and state as under:



KAKALI MUKHERJEE  
NOTARY  
Regn. No. 13791/19  
Chandannagar  
Hooghly - 712136

19 JUL 2024

BIBARSAN CONTRACTOR & CONSTRUCTION

Subhankar Basu  
Proprietor

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



(2)

1. That Shri Abhijit Kundu & Shri Amitava Kundu, both sons of Late Haripada Kundu, has a legal title to the land on which the development of the proposed project is proposed,

AND

A legally valid authentication of title of such land along with an authenticated copy of 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 is 30.09.2024.
4. That seventy percent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.



  
KAKALI MUKHERJEE  
NOTARY  
Regn. No.- 13791/18

19 JUL 2024

BIBARSAN CONTRACTOR & CONSTRUCTION  
  
Proprietor

(3)

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 grounds.

**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 19<sup>th</sup> Day of July, 2024.

Deponent

For M/s Bibarsan Contractor & Construction  
BIBARSAN CONTRACTOR & CONSTRUCTION

Sudhanbas Bose  
Proprietor

Proprietor



Solemnly affirmed  
&  
Declared before me

**KAKALI MUKHERJEE**  
NOTARY  
Regn. No.- 13791/18  
Chandannagar  
Hooghly-721300

19 JUL 2024