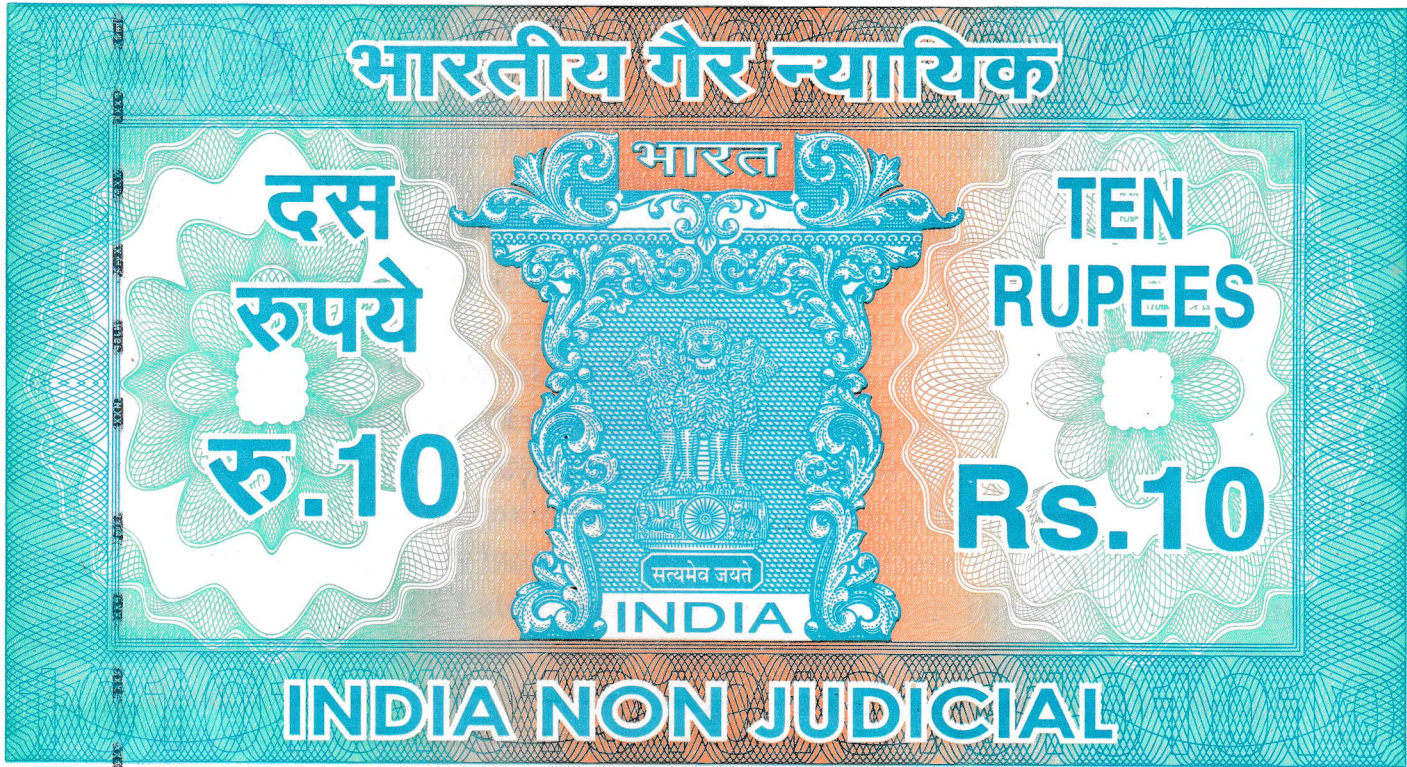
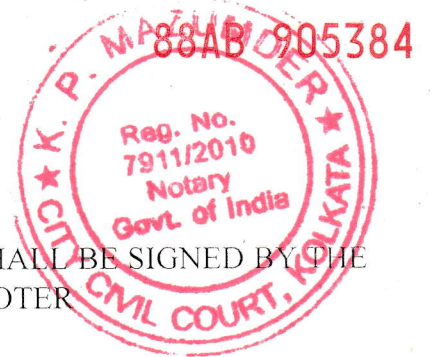


SL. NO. 14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

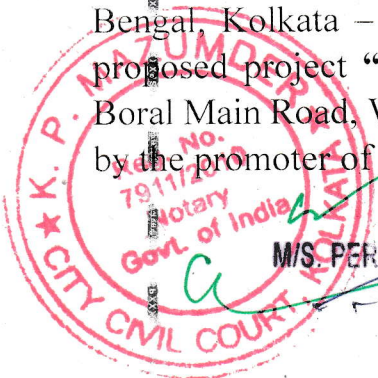
FORM 'B'
[See rule 3(4)]



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 Bijoy Ghosh son of Late Lal Mohan Ghosh, age about 66 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at C-9, Rajnarayan Park, Rajpur Sonarpur (M), Boral, South 24 Parganas, West Bengal – 700154 & Moumita Dey Wife of Late Ashis Kumar Dey, age about 56 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 130 Boral Main Road, P.O. Garia, P.S. previously Regent Park now Bansdrani, West Bengal, Kolkata – 700084, Partner of the Promoter (**Perfect Enterprise**) of the proposed project “**PERFECT ASHIS VILLA**” situated at Holding No. 270/1, Boral Main Road, Ward No. 111, P.S. Bansdrani, Kolkata – 700084 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 04.03.24



M/S. PERFECT ENTERPRISE

Partner

M/S. PERFECT ENTERPRISE

Partner

01 MAR 2024

I, Bijoy Ghosh, Partner of **Perfect Enterprise** having the registered Office at Premises No. 77, Boral Main Road, P.O. Garia, P.S. Banskroni, Kolkata – 700084, West Bengal, Promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. (a) **Mr. Bijoy Ghosh** son of Late Lal Mohan Ghosh, by faith Hindu, by Nationality Indian, by Occupation Business, residing at C-9, Rajnarayan Park, Rajpur Sonarpur (M), Boral, South 24 Parganas, West Bengal – 700154, West Bengal, (b)(i) **Mrs. Moumita Dey** Wife of Late Ashis Kumar Dey, by faith Hindu, by Nationality Indian, By Occupation Business, (ii) **Arnab Dey** & (iii) **Arpan Dey** son of Late Ashis Kumar Dey by faith Hindu, by Nationality Indian, By Occupation Student, (b)(i)(ii)(iii) are residing at 130 Boral Main Road, P.O. Garia, P.S. previously Regent Park now Banskroni, West Bengal, Kolkata – 700084, (c) **Perfect Enterprise** the Partnership Concern represents by Mr. Bijoy Ghosh (Partner) & Mrs. Moumita Dey (Partner) having the registered office at Premises No. 77, Boral Main Road, P.O. Garia, P.S. Banskroni, Kolkata – 700084, West Bengal, has a legal title to the land on which the development of the project is proposed is to be carried out.

AND

a legally valid authentication of 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 us/promoter is 31-08-2026
4. That seventy percent of the amounts realized by us/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 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 be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice

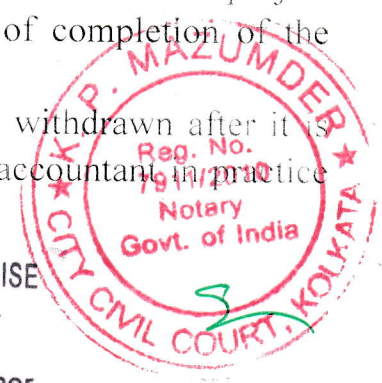
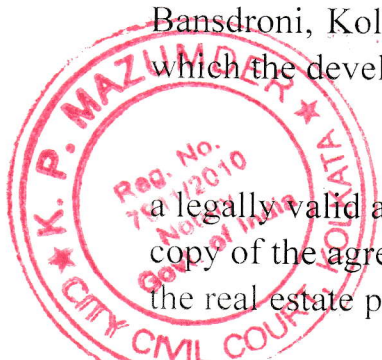
M/S. PERFECT ENTERPRISE

Partner

M/S. PERFECT ENTERPRISE

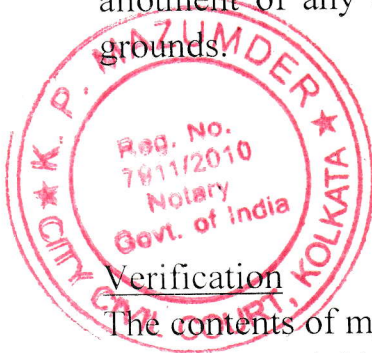
Partner

04 MAR 2024



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 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/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.



M/S. PERFECT ENTERPRISE

[Signature]
Partner

M/S. PERFECT ENTERPRISE

Moumita Dey
Partner
Deponent

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 4th day of March, 2024.

Deponent

M/S. PERFECT ENTERPRISE

[Signature]
Partner

M/S. PERFECT ENTERPRISE

Moumita Dey
Partner

IDENTIFIED BY ME
[Signature]
ADVOCATE

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India



04 MAR 2024

04 MAR 2024