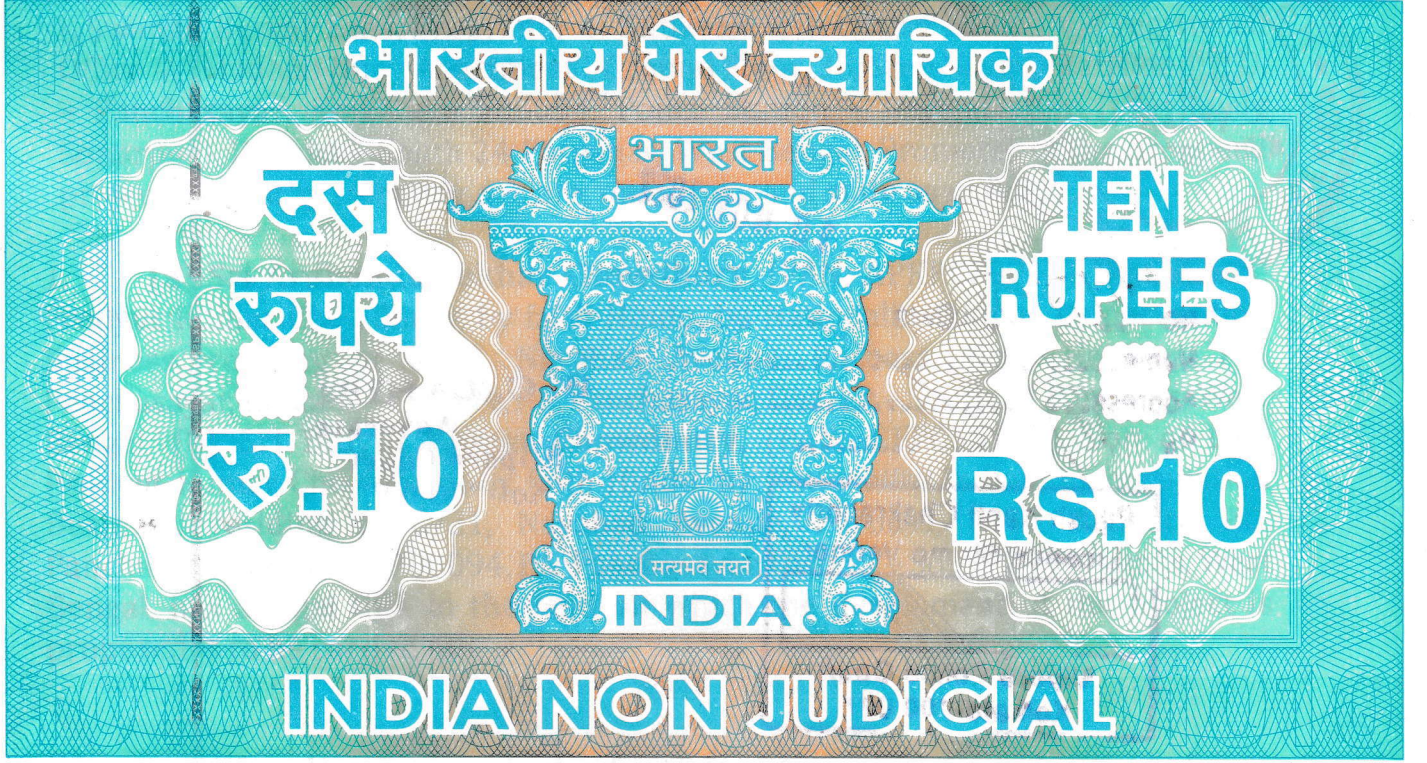


SL. NO. 27



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

78AB 274704

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



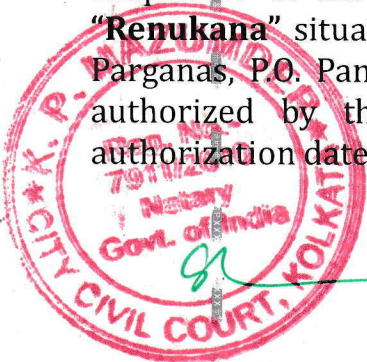
Affidavit cum Declaration

Affidavit cum Declaration of Swapan Kumar Saha son of Late Madhab Chandra Saha, age about 67 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at Flat No. 31, 3rd Floor, "Madhab Niloy Apartment", 38, Sree Nagar Main Road, P.O. - Panchasayar, Kolkata - 700094, Police Station - Narendrapur (previously Sonarpur), District - South 24 Parganas, West Bengal, Proprietor of the Promoter (**Subarna Enterprise**) of the proposed project "**Renukana**" situated at Premises Number - 416, Nayabad, District - South 24 Parganas, P.O. Panchasayar under KMC Ward No. 109, Kolkata - 700094 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 14.03.2023

Subarna Enterprise

Swapan Kumar Saha

Proprietor



14 MAR 2023

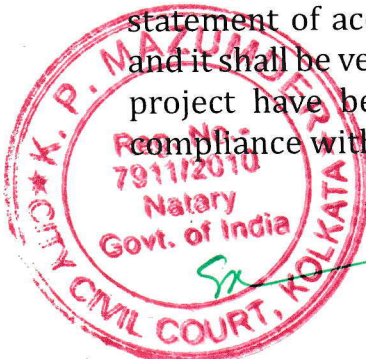
I, Swapan Kumar Saha, Proprietor of **Subarna Enterprise** having the registered Office at "Madhab Niloy Apartment", Ground Floor, 38, Sree Nagar Main Road, P.O. - Panchasayar, Kolkata - 700094, Police Station - Narendrapur (previously Sonarpur), District - South 24 Parganas, West Bengal, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **(a) Sri Ardhendu Sekhar Chowdhury**, (PAN: APKPC7994L), Son of Late Prodyut Kumar Chowdhury, by faith Hindu, by Nationality Indian, by occupation Business, residing at C/21, Nayabad Avenue, Purbasa, Near Hatibari, P.O. Panchasayar, Kolkata - 700094, P.S. Panchasayar, District - South 24 Parganas, West Bengal, **(b) Sri Bidyut Kumar Chowdhury**, (PAN: ACFPC5518C), Son of Late Prodyut Kumar Chowdhury, by faith Hindu, by Nationality Indian, by occupation Business, residing at C/21, Nayabad Avenue, Purbasa, Near Hatibari, P.O. Panchasayar, Kolkata - 700094, P.S. Panchasayar, District - South 24 Parganas, 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 31/12/2025.
4. That seventy percent of the amounts realised 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 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.



Subarna Enterprise
Swapan K Saha
Proprietor

14 MAR 2023

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.



Subarna Enterprise
Swapan Kr Saha
Proprietor
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 14th day of March, 2023

Subarna Enterprise
Swapan Kr Saha
Proprietor

Deponent



**Solemnly Affirmed & Declared
Before me on Identification**

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

IDENTIFIED BY ME

14 MAR 2023

**S. Das
ADVOCATE**