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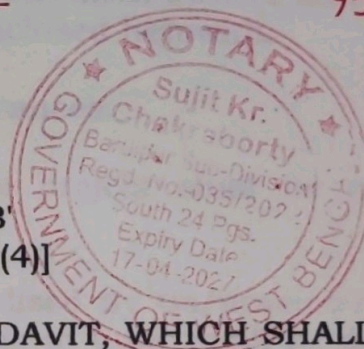


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 555372

BEFORE THE NOTARY PUBLIC  
GOVT OF WEST BENGAL

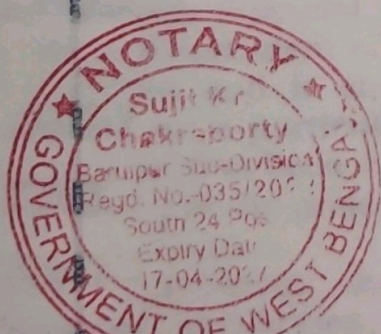
FORM 'B'  
[See rule 3(4)]



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 Sri Sanjay Bose(PAN -BHAPB4543H), son of Late Shambhu Nath Bose, age about 58 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at Teghoria, P.O. R.K. Pally, P.S. - Narendrapur, Dist.-South 24 Parganas, Kolkata - 700150, Proprietor of the Promoter (**Bose Engineering and Construction**) of the proposed project "**Sun View Apartment**" situated at Holding No.207, M.N. Roy Road, Ward No. 16, P.O. Rajpur, P.S. -Sonarpur,Rajpur SonarpurMunicipality, Dist.-



22 MAY 2024

22 MAY 2024



South 24 Parganas, Kolkata - 700149, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/5/2024

I, Sri Sanjay Bose, Proprietor of **Bose Engineering and Construction** (having theregistered Office at 3218 Sonarpur Station Road, Teghoria, R.K. Pally P.O. R.K. Pally, P.S. -Narendrapur, Dist.-South 24 Parganas, Kolkata - 700150), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

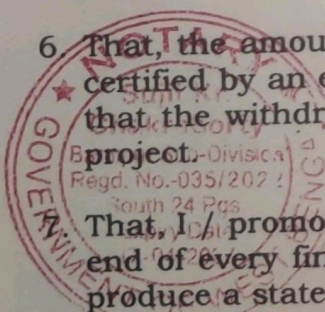
1. **Sri Subhasis Bose** (PAN -AJEPB2757J), son of Sri Sanjay Bose by Faith-Hindu, by Nationality - Indian, by Occupation -Business, residing at Teghoria, P.O. R.K. Pally, P.S. -Narendrapur, Dist.-South 24 Parganas, Kolkata - 700150, has a legal title to the land on which the development of the project 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 owners 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 31/03/2026.
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.
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.

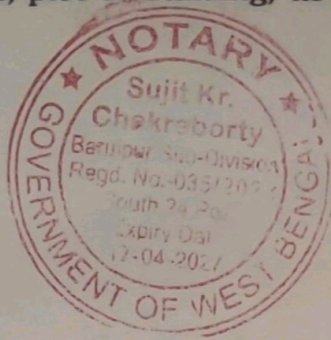
10. That, I / promoter shall not discriminate against any allottee at the time



22 MAY 2024



of allotment of any apartment, plot or building, as the case may be, on any grounds.



BOSE ENGINEERING & CONSTRUCTION

*Sanjay Bose*

Proprietor

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

*22<sup>th</sup>*

Verified by me at Kolkata on this <sup>*22<sup>th</sup>*</sup> day of *May*, 2024

BOSE ENGINEERING & CONSTRUCTION

*Sanjay Bose*

Proprietor

Deponent

Identified by me

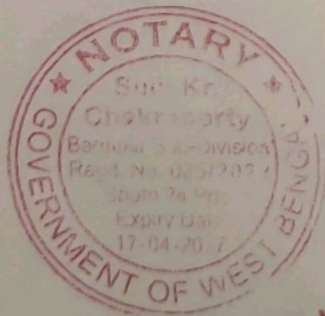
*Sudh*

Advocate

Solemnly declared and affirmed before me on identification under the Notary Act.

*Sudh*

SUJIT KUMAR CHAKRABORTY  
NOTARY PUBLIC  
Regd. No.- 035/2022  
Govt. of West Bengal



22 MAY 2024