

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 80AB 292388



BEFORE THE NOTARY PUBLIC AT KOLKATA
AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of **M/S B.S ENTERPRISE**, promoter of the proposed project named "**SUBHANGI GARDEN II**", represented by its proprietor Mr. Chanchal Saha;

I, Sri Chanchal Saha, son of Late M. N Saha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 232, Goraksha Basi Road, P.O. & P.S. Dum Dum, District - North 24 Parganas, proprietor of M/S B.S. ENTERPRISE, a proprietorship firm, having its registered office at 232, Goraksha Basi Road, P.O. & P.S. Dum Dum, District - North 24 Parganas, promoter of the proposed project named "**SUBHANGI GARDEN II**", do hereby solemnly declare, undertake and state as under:

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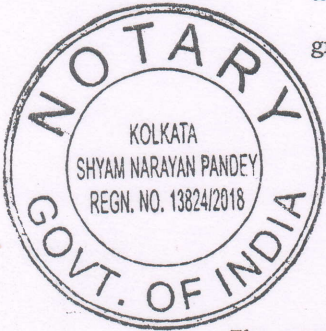
28 APR 2023

1. I/Promoter have/ has 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 title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.
2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st December, 2024.
4. That seventy per cent of the amount realised by me / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.
6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of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 account 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 withdrawal has been in compliance with 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. B. S. ENTERPRISES

Ch. Ch. B. S.

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 28th Day of April of 2023

M/s. B. S. ENTERPRISES

Ch. Ch. B. S.

Proprietor

DEPONENT

Identified by me

Sankar Das
Advocate

En. No. :- R/3534/4064/2021-

Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate

Sankar Das
SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018

28.04.2023

28 APR 2023