



(278) पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

46AB 646790

28 AUG 2020
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BEFORE THE NOTARY AT BARRACKPORE
DIST. NORTH 24 PARGANAS

FORM—A

(See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018)

BEFORE THE LD. NOTARY PUBLIC, BARRACKPORE

AFFIDAVIT CUM DECLARATIONS

1. Affidavit cum Declaration of M/S. BASU CONSTRUCTION (hereinafter referred to as "The Proprietorship business"), represented by its proprietor CHHABI BASU (Pan no. AIXPB 6756F) aged about 39 years, wife of Subhamoy Basu and daughter of Pulin Sutar having its office address at 174, Rabindra Nagar, Kolkata - 700 108, West-Bengal, of the on-going project named "SAI APARTMENT", situated



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BASU CONSTRUCTION
Proprietor

28 AUG 2020

BASU CONSTRUCTION
Chhabi Basu
Proprietor

at Mouza – Osmanpure , J.L.no. 13, comprised in R.S/ L.R. Khatian no. 1422, R.S/ L.R. Dag no. 639, Holding no. 264, Ward no. 26, lying and situated at R.K.P Deb Road, P.O – Agarpara, P.S Ghola, , District: North 24 Parganas, West-Bengal, India, within the local ambit of Panihati Municipality, represented by its Proprietor **CHHABI BASU (Pan no. AIXPB6756F)** wife of Subhamoy Basu and daughter of Pulin Sutar residing at 174, Rabindra Nagar, Kolkata – 700 108, West-Bengal, of the on-going project do hereby solemnly declare, undertake and state as under :-

2. That the firm has a legal title the land on which the declaration of the on-going project is carried out by virtue of a Development Agreement dated 17/01/2017.

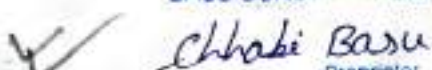
AND

All legally valid authentication of title of such land along with an authenticated copy of the Agreement between such owners and the proprietor for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the proprietorship firm within the date of December, 2020.
5. That seventy per cent of the amounts realized by the Proprietorship business for the real estate project from the allottees (per proforma agreement for sale) 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.
6. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.
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.
8. That the proprietorship business shall get the accounts audited within six months after the end of every financial year by 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



BASU CONSTRUCTION


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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.

- 9. That the proprietor shall take all the pending approvals on time from the competent authorities.
- 10. That the proprietor has furnished such other documents as have been prescribed by the rules and regulations made under the act.
- 11. That the proprietor shall not discriminate against any allotted or allottees at the time of allotment of any apartment plot or building as the case may be on any grounds.

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For **M/S. BASU CONSTRUCTION**
Represented by Proprietor

BASU CONSTRUCTION
Chhabi Basu
Proprietor
DEPONENT.



Verification

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

Verified by me at Kolkata on the *28th* day of *August* 2020.

DEPONENT.

Solemnly affirmed before me on this *28th* day of *August* 2020.

Identified by me :

Agpal Chhabra
Advocate
28/08/2020



28 AUG 2020