

Al 45/20



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary Public at Alipore Kolkata



44AB 980685

FORM - A

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

BEFORE THE NOTARY PUBLIC AT ALIPORE

AFFIDAVIT CUM DECLARATION

1) Affidavit cum declaration of M/S BEPARI DEVELOPERS PVT. LTD., a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by one of its Directors namely SRI SANKAR PRASAD BEPARI [PAN AQGPB2242R], S/o Sri Shyamlal Bepari, residing at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, Kolkata - 700 099 of the ongoing project, do hereby solemnly declare, undertake and state as under :-



BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
 Director

30 SEP 2020

9659

28/9/2020

For..... Date.....
Sold to..... N. Karmakar Adv
of..... H/2 are
Rupees.....



Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL-22

- 2) That the company has a legal title over the land on which the declaration of the ongoing project is carried out by virtue of a Registered Development Agreement being No. I-107152 dated 24-11-2017.

AND

All legally valid authentication of title of such land along with an authorized copy of the Agreement between such owners and the company 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 the project shall be completed by the Private Limited Company within the date of December, 2021.
- 5) That 70% (Seventy percent) of the amounts realized by the company for the real estate project from the allottees (per pro-forma 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 said cost 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- 6) That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.
- 7) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 company shall get the accounts audited within 6 (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 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 the completion of the project.





- 9) That the company shall take all the pending approvals on time from the competent authorities.
- 10) That the company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 11) That the company 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.

For M/S BEPARI DEVELOPERS PVT. LTD.

BEPARI DEVELOPERS PVT. LTD.

Sankar Banu Bepari

Director

DEPONENT

VERIFICATION

The contents of this Affidavit cum Declaration are true & correct and nothing material has been concealed therefrom.

Verified at Kolkata on the 30th day of September, 2020.



BEPARI DEVELOPERS PVT. LTD.

Sankar Banu Bepari

Director

DEPONENT

Solemnly Affirmed & Declared before me on identification

T. K. Dey
T. K. Dey, Notary
Alipore Judge/Police Court, Cal-27
Regd. No. 1537/2000, Govt. of India

Identified by me
[Signature]
Advocate

30 SEP 2020

30 SEP 2020

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Kolkata-700 027