



पश्चिम बंगाल WEST BENGAL

37AB 728356

Before the Ld. Judicial Magistrate 1st class, Sealdah

### Affidavit cum Declaration

Affidavit cum Declaration of MR. RATNANKUR SENGUPTA, promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

BETOP HOUSING DEVELOPERS PVT. LTD.  
*Ratnankur Sen Gupta*  
 Director

I, **SRI RATNANKUR SENGUPTA**, (Director – Betop Housing Developers Pvt. Ltd.) son of Late Ratan Sengupta, by faith Hindu, by Nationality Indian, by Occupation – Business, residing at 422, 2½ No. Motilal Colony, Kolkata – 700 081, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, promoter of the proposed project/ duly authorized by the promoter of the proposed project do

hereby solemnly declare, undertake and state as under:

1. That I / promoter have/ has a legal title to the land on which the development of the project is proposed

OR

I 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 a 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.

OR

That details of encumbrances with UBI India, Baguiati, Kolkata – 700059, and at the Deed of Conveyance belongs to Betop Housing Developers Pvt. Ltd. (CIN – U70102WB2012PTC189014) , registered with cersai, and a proper charge was created with ministry of corporate affairs, according to company Act. 2013, including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31 March of 2022.

4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



BETOP HOUSING DEVELOPERS PVT. LTD.

*Ratnankur Sengupta*

Director

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I/promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

BETOP HOUSING DEVELOPERS PVT. LTD.

Ratnakumar S. Gupta

Director

Verification

Deponent

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

Verified by me at ..... on this 27<sup>th</sup> day of September, 2019

BETOP HOUSING DEVELOPERS PVT. LTD.

Ratnakumar S. Gupta

Director

Deponent.

Identified by me  
Janar Chandhria  
R/886/2008  
Advocate



10070  
Solemnly affirmed before me this day of 27<sup>th</sup> month Sept. 2019 by the declarant on proper identification of the swaror

Judicial Magistrate  
1st Class Sealdah

27/09/19