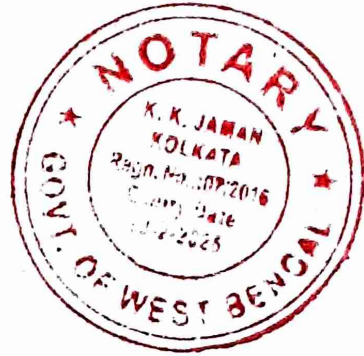




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

49AB 017429

BEFORE THE NOTARY
KOLKATA 700 027



FORM-A

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

Before the Notary Public at Alipore.

AFFIDAVIT CUM DECLARATIONS

Affidavit cum Declaration of M/S. B.G. CONSTRUCTION, a Proprietorship firm, having its registered office at 9/2, Beni Master Lane, Post Office – Sarsuna, Police Station : Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), represented by its proprietor SRI BISWANATH GUHA, PAN No. AFKPG5698F,

08 APR 2021

Aadhaar No. 9298 5417 5477 son of Late Nitya Ranjan Guha, by Nationality -Indian, by faith - Hindu, by occupation - Business, residing at 9/2, Beni Master Lane, Post Office - Sarsuna, Police Station - Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), West Bengal, do hereby solemnly affirm and declare as follows:

2. That, my on going project name is CHHAYA NEER, upon the land measuring **4(four) cottahs 6(six) chittaks 20(twenty) square feet** together with Ground plus three storied building lying and situated Mouza : Parui, Pargana: Balia, collectorate Touji No. 351, J.L. No. 3, R.S. No. 80, under Khatian No. 866 under L.R. Khatian No. 1419 under R.S and L.R. Dag No. 2958, Police Station: formerly Behala at present Parnasree, Kolkata-700061, in the District of 24 Parganas (South), Additional District Sub-Registrar at Behala, District Sub-Registrar at Alipore, within the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit) in Ward No. 128, being premises No. **445, Ho-Chi-Minh Sarani**, Assessee No. 41-128-11-0565-0, together with all easement right on paths and passage and all other rights, benefits facilities, privileges and appurtenances etc. attached thereto,

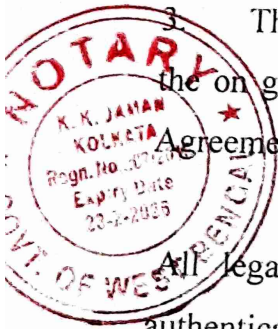
3. That, the firm has a legal title the land on which the declaration of the on going project is carried out by virtue of a registered development Agreement Being No.I-160712411 for the year 2019, dated 03/12/2019.

AND

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

4. That, the said land is free from all encumbrances.

5. That, the time period within which the project shall be completed by the proprietorship firm within the date of December, 2021.



08 APR 2021

6. That, seventy percent of the amounts realized by the Proprietorship firm 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 land cost and shall be used only for that purpose.

7. 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.

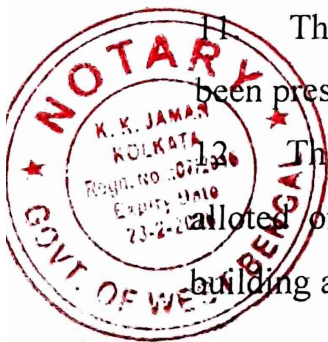
8. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

9. That, the proprietorship firm 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 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.

10. That, the Partnership firm shall take all the pending approvals on time from the competent authorities.

11. That, the proprietorship has furnished such other documents as have been prescribed by the rules and regulations made under the act.

12. That, the proprietorship firm 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.



DEPONENT.

08 APR 2021

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

Verified bt me at Kolkata on day of March, 2021.

B. G. CONSTRUCTION

[Signature]

Proprietor

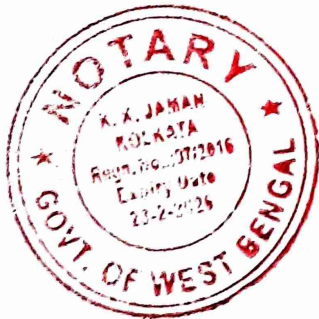
DEPONENT.

Solemnly affirmed before me on thisday April, 2021.

Identified by.

[Signature]

Advocate.



Signature attested on identification

[Signature]

Kazi Khatekujjaman
Notary, Govt. of West Bengal
Regn. No. 107/2016
Kolkata

08 APR 2021