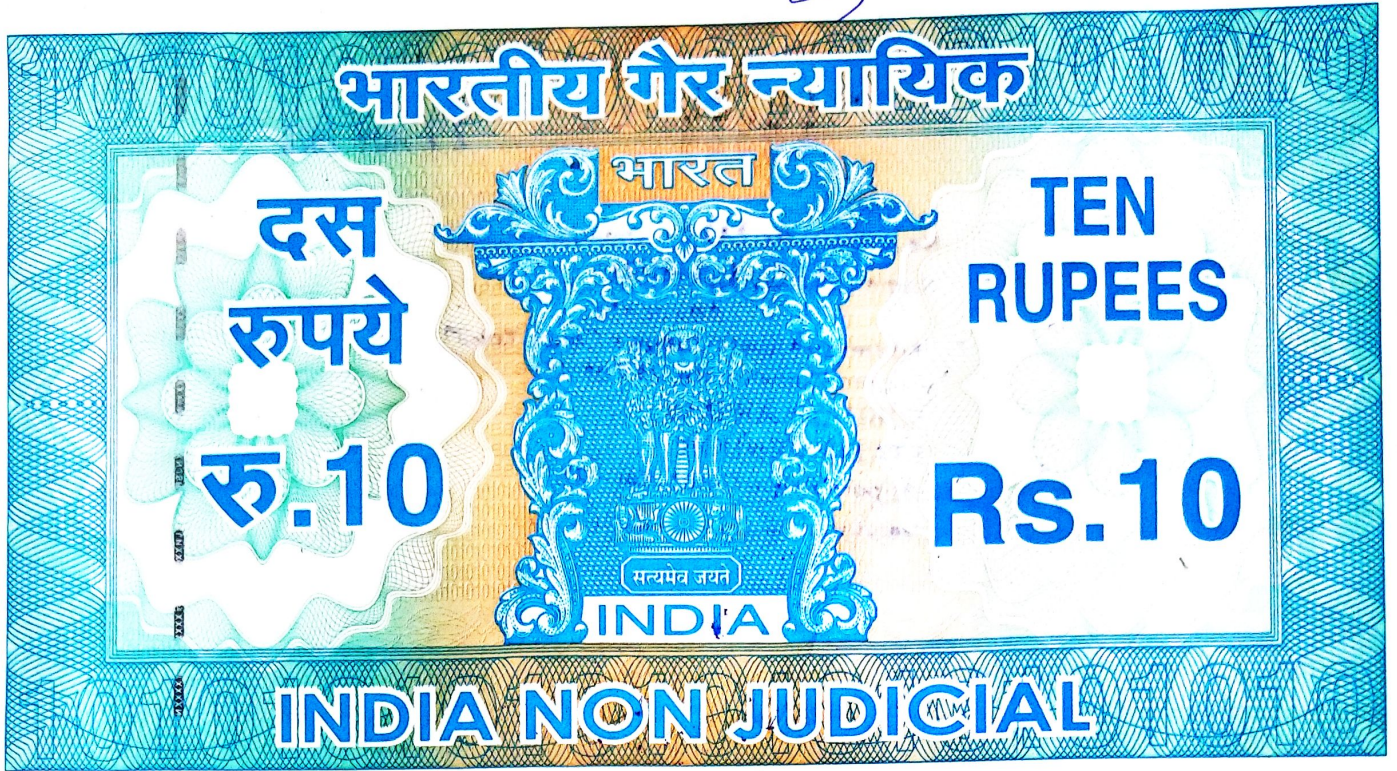


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 621377

BEFORE THE NOTARY PUBLIC, KOLKATA

FORM 'A'

[See rule 3(2)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Madhusudon Pramanik, son of Late Gobinda Pramanik age about 47 years, residing at Dhalua North, Gamkol Lane, Sreenagar Main Road, Panchpota, Rajpur Sonarpur (M), South 24 Parganas, West Bengal-700152, director of the promoter (B.L. REALTY (INDIA) PRIVATE LIMITED) of the proposed project "B. L. SURYADITYA - 1" situated at Rajpur Sonarpur Municipality, Word No.2, Holding No.2152, Dhalua, P.O. Panchpota, P.S. Sonarpur, South 24 Parganas, Kolkata-700152 duly authorized dated 21/01/2021;

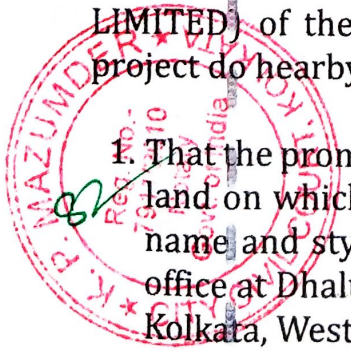
I, Madhusudon Pramanik, director of the promoter (B.L. REALTY (INDIA) PRIVATE LIMITED) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. That the promoter (B.L. REALTY (INDIA) PRIVATE LIMITED) has a legal title to the land on which the development of the project is proposed is to carried out in the name and style of B.L. REALTY (INDIA) PRIVATE LIMITED having its registered office at Dhalua, Gamkal Lane, Srinagar Main Road P.S. - Sonarpur, P.O-Panchpota, Kolkata, West Bengal -700152.

21 JAN 2021

B. L. REALTY (INDIA) PVT. LTD.

Madhusudon Pramanik
Managing Director



AND

a legally valid authentication of title of such land along with an 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.
3. That the time period within which the project shall be completed by us/promoter is 30/09/2024.
4. That seventy percent 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 schedule 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.
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.
7. That, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we / 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.

B. L. REALTY (INDIA) PVT. LTD.

Madhusudan Pramanik
Managing Director

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 this 21st day of January, 2021

B. L. REALTY (INDIA) PVT. LTD.

Madhusudan Pramanik
Managing Director

Deponent

Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

21 JAN 2021

IDENTIFIED BY ME
S. Das,
ADVOCATE

