

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



45AB 678102

### AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of M/S "S.B. ENTERPRISE" (hereinafter referred to as Partnership firm), a Partnership firm, Promoter of the ongoing Project namely "HARAGOURI RESIDENCY" lying and situated at Mouza-Sarsuna, Pargana-Magura, J.L. No. -17, Re.Sa No-486, R.S Dag No-1177, R.S Khatian No-1468/2, Touzi No-63,64, Premises No-207B, Kasta Danga Road, within the local ambit of KOLKATA MUNICIPAL CORPORATION, under Ward No-127, BR.-XIV, Post Office -Sarsuna, Police Station - Sarsuna, Pin Code - 700 061 in the District of 24 Parganas(S), West Bengal, INDIA.

S. B. ENTERPRISE

*Binod Kumar Balmiki*  
Partner Partner

...2

**P. K. Datta**  
Notary  
Regd. No. 1101/98  
C.M. Court  
2 & 3, Barkatullah Street  
Calcutta - 700001

04 AUG 2020

04 AUG 2020



M/S. S.B. ENTERPRISE [represented by its Partners Binod Kumar Balmiki, Shankar Naskar], Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by the virtue of a Joint Development Agreement with Sri Bhakta Das, S/o Late Haricharan Das, Sri. Pradip Kumar Das, S/o Late Rabindra Nath Das.

AND

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

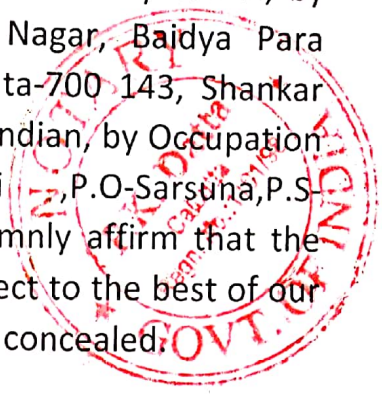
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Developer within the date of 31<sup>th</sup> OCTOBER of 2023.
5. That seventy per cent of the amounts realized by the Developer for the real estate project from the allottees (per proforma agreement for sale), from time to time, shall be deposited in a separate account to be maintained in a scheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Developer 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 the completion of the project.
9. That the Developer shall take all the pending approvals on time, from the competent authorities.
10. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the Developer shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**P. K. Datta**  
Notary  
Regn. No. 1101/98  
C.M. Court  
2 & 3, Barkhurai Street  
Gurgaon - 700001

**S. B. ENTERPRISE**  
*Binod Kumar Balmiki*  
Partner      Partner  
**24 AUG 2020**



We, Binod Kumar Balmiki S/o Rajpal Balmiki, by Nationality Indian, by Occupation Business, residing at Sampa Mirza Nagar, Baidya Para, Maheshtala(M), 24 pgs.(S), Sarkarpool, W.B, kolkata-700 143, Shankar Naskar S/o Late Laxmikanta Naskar, by Nationality Indian, by Occupation Business, residing at 21, Ho-Chi-Minh Sarani, P.O-Sarsuna, P.S-Thakurpukur, 24 pgs.(s), W.B, kolkata-700 061, solemnly affirm that the facts stated in paragraphs 1 to 10 are true and correct to the best of our knowledge and belief and no material fact has been concealed.



For M/S S.B ENTERPRISE

**S. B. ENTERPRISE**

*Binod K. Balmiki*  
Partner

Partner

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 24th day of August 2020

**S. B. ENTERPRISE**

*Binod K. Balmiki*  
Partner

Partner

Solemnly affirmed before me on this 24th day of August 2020 at Kolkata.

(NOTARY)

**ATTESTED**  
*[Signature]*  
**P. K. Datta**  
Notary

**P. K. Datta**  
Notary  
Regn. No. : 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700001

Regn. No. : 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

**IDENTIFIED BY ME**  
*Avishhek Guha*  
Advoca

**AVISHEK GUHA**  
Advocate  
High Court, Calcutta  
130/A, Sagar Manna Road  
Parnasree, Kolkata

**24 AUG 2020**