

Sl. No. 13

5 APR 2024

DATED

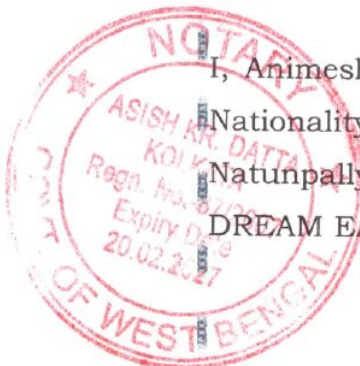


FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Animesh Chakraborty, partner of M/s DREAM EARTH (herein referred to as "The Promoter") and duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15-03-2024;

I, Animesh Chakraborty, son of Late Rajesh Chandra Chakraborty, by Nationality: Indian, aged about 54 Years, resident of Purbaputari Natunpally, P.S Regent Park, Kolkata-700093, and partner of M/s DREAM EARTH (herein referred to as "The Promoter") having its office at



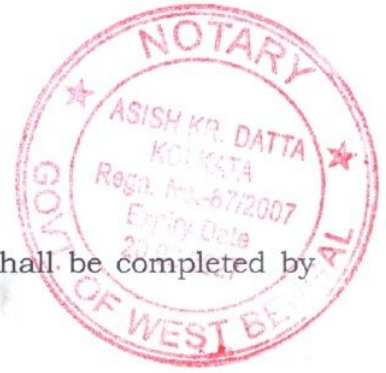
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340/2, Purbaputitary Dakshin Para, Natunpally, Kolkata-700093 duly authorized by the promoter of the proposed project "SHEFALI APARTMENT" do hereby solemnly declare, undertake and state as under:

1. That **SRI SAMRAT BOSE**, son of Late Ramendra Nath Bose, having his PAN AIEPB3078K, Aadhaar No. 6036 1511 2279, by Occupation Business, AND **SMT. GITA BALL**, wife of Late Balaram Ball, having her PAN CQJPB8666A, Aadhaar No. 3572 2110 3103, by Occupation - Housewife, both by Faith - Hindu, by Nationality Indian, both are residing at Natunpally, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, in the District South 24 Parganas, have/has a legal title to the land in *ALL THAT* piece and parcel of land measuring more or less an area of 06 (six) Cottahs 08 (eight) Chittak 38 (thirty eight) Sq.ft., lying and situated at Mouza Purbaputitary, J.L. No. 43, R.S. No. 275, District Collectorate Touzi No. 18, comprised in C.S. Khatian No. 257, R.S. Khatian No. 405, under L.R. Khatian Nos. 1854 & 1855, appertaining to C.S., R.S. & L.R. Dag No. 426, under P.S. Regent Park, within the limits of Ward No. 114 vide KMC Assessee No. 31-114-18-2868-3 of the Kolkata Municipal Corporation, being KMC Premises No. 475/1, Purbaputitary Dakshin Para, Kolkata 700093, 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 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 the promoter is 30th June 2026.

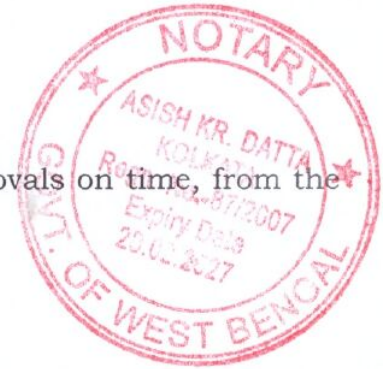
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

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 the 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.

8. That promoter shall take all the pending approvals on time, from the competent authorities.



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

10. That 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.

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 04th day of April, 2024

For M/s DREAM EARTH

Animesh Chakraborty

Authorized Signatory/Partner

(Animesh Chakraborty)

-Deponent-

*Identified by me
and signed in my
presence*

Anushree Hal
Advocate

SIG. ATTESTED

**ASISH KR. DATTA
NOTARY
GOVT. OF WEST BENGAL
REG. NO. -87/2007**

• 5 APR 2024