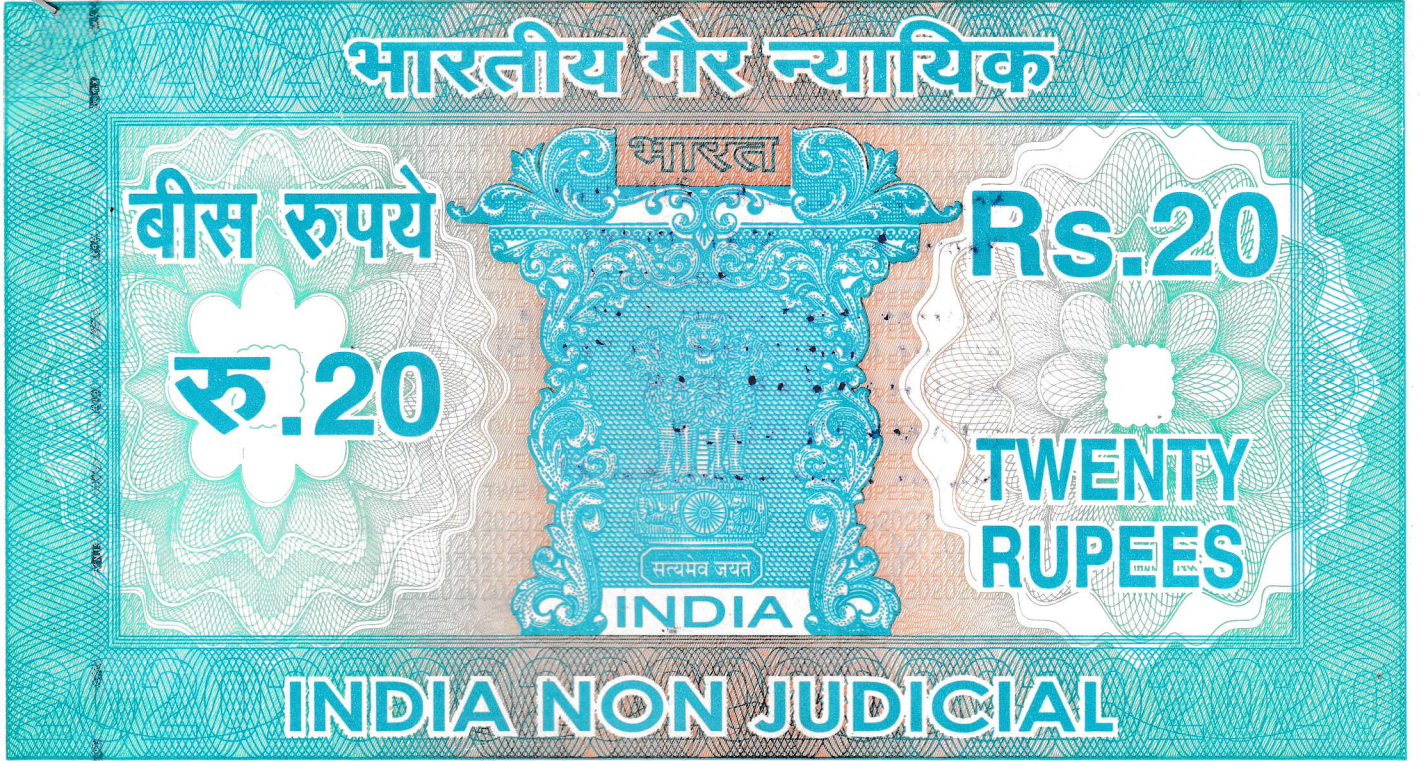


SL-21/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL  
BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL  
FORM 'B'  
[See rule 3(2)]

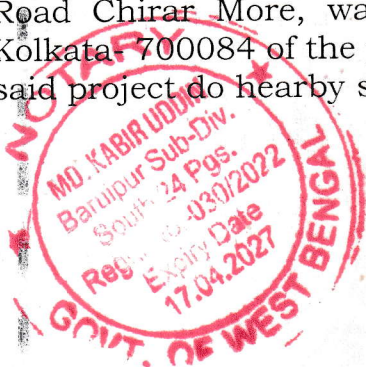
38AA 368250

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. Bijoy Ghosh, (PAN: ADYPG4183B) son of Late Lalmohan Ghosh, age about 68 years, by Faith Hindu, by Occupation Business, residing at C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.O.-Boral, P.S. Sonarpur, District South 24 Parganas, Kolkata- 700154, Partner of the promoter (**M/S. PERFECT ENTERPRISE**) for the proposed project "**PERFECT HOUSE**" situated at Holding No. 297, Kalitala, Ward No. 30 under Rajpur Sonarpur Municipality, P.O.- Laskarpur, P.S.- Sonarpur, District- South 24 Parganas, Kolkata- 700153, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13 /05/2025;

I, Bijoy Ghosh, Partner of the promoter (**M/S. PERFECT ENTERPRISE**) (PAN: AAKFP7665G) having registered office at 309, Boral Main Road, 77, Boral Main Road Chirar More, ward no. 111 under KMC, P.O. Garia, P.S. Bansdrani, Kolkata- 700084 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



13 MAY 2025

M/S. PERFECT ENTERPRISE

Partner



1. (a) **Sri Ashis Dasgupta** (PAN- ACAPD9050H), son of Late Hiralal Das Gupta, by Faith Hindu, by Nationality Indian, by Occupation- service, residing at Quarter No. B-38, Gobindapur Project, Bokaro Thermal, P.O. Bokaro Thermal, P.S. Bokaro Jharkhand, Pin- 829107, (b) **Sri Subhasish Dasgupta** (PAN- ATOPD1464A), son of Late Hiralal Das Gupta, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 297, Atabagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata- 700153, (c) **Sri Debasish Dasgupta** (PAN- AFPCPD8222L), son of Late Hiralal Das Gupta, by Faith Hindu, by Nationality Indian, by Occupation- Service, residing at DSS, HQ, MCCS Air-force Station Nagpur, P.O. Civil Airport, P.S. Gittikhadan, Nagpur- 440005, Maharashtra, (d) **Smt. Bannya Majumder nee Das Gupta** (PAN- BKEPM7500C), wife of Sri Utpal Majumdar & daughter of Late Hiralal Das Gupta, by Faith Hindu, by Nationality Indian, by Occupation- Housewife, residing at Lower Jail Road, P.O. Shillong- 1, P.S. Thana Road Main Police Station, Meghalaya, Pin- 793001, 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 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.

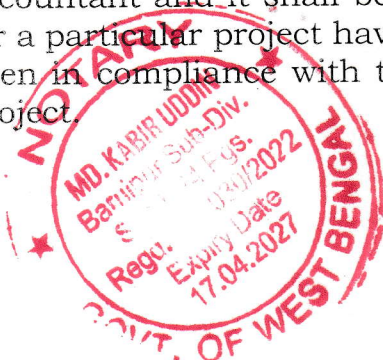
3. That the time period within which the project shall be completed by us/promoter is 31/12/2025.

4. That seventy percent of the amounts realised by us/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.



13 MAY 2025

M/S. PERFECT ENTERPRISE

Partner

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.

M/S. PERFECT ENTERPRISE

Partner

Deponent

Verification

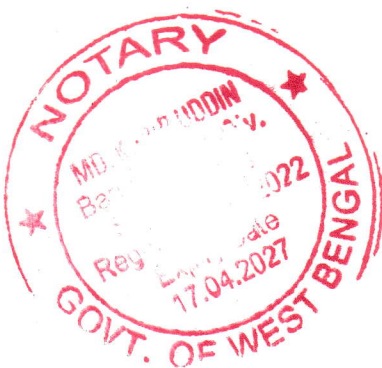
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 13<sup>th</sup> day of May, 2025

M/S. PERFECT ENTERPRISE

Partner

Deponent



solemnly declared and affirmed  
before me on Identification  
under the Notary Act.

MD. KABIR UDDIN  
NOTARY  
Regd. No.- 030/2022  
Govt. of West Bengal

13 MAY 2025