

Serial No. H. 124 1995

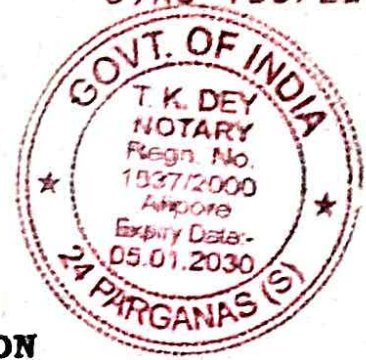


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



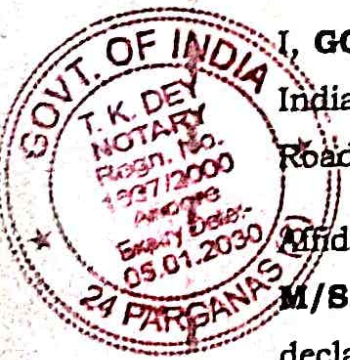
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **GOPA BOSE**, promoter/proprietor of **M/S. BOSE DEVELOPER** of the proposed project **"ASHIRBAAD APARTMENT"** situated at 46/1 GURUPADA HALDER ROAD, P.S. KALIGHAT P.O. KALIGHAT, Kolkata-700026, District -Kolkata, Sub Registry Office at Alipore, West Bengal, India

I, **GOPA BOSE**, wife of Prasanta Bose, by faith Hindu, by Nationality - Indian, by occupation - Business, residing at 49/1 Gurupada Halder Road, P.O. Kalighat, P.S. Kalighat, Kolkata- 700026, Kolkata, promoter,

Affidavit cum Declaration of **GOPA BOSE**, promoter and proprietor of **M/S. BOSE DEVELOPER**, of the proposed project do hereby solemnly declare, undertake and state as under:

20 MAY 2025





1. That Land Owners, Sujit Kumar Benarjee alias Sujit Kumar Bandyopadhyay, Sunit Benarjee alias Sumit Kumar Benarjee have a legal title to the land on which the development of the project is proposed 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 me/promoter is **27.8.2029**.

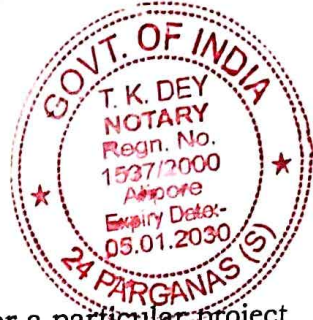
4. That **seventy percent** of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

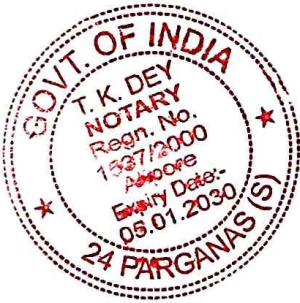
7. That I promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified

20 MAY 2025



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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



Gopa Bose
(Gopa Bose.)
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 20th day of May, 2025

Gopa Bose
(Gopa Bose.)
DEPONENT

Solemnly Affirmed & Declared
before me on Identification

T.K. Dey
T. K. Dey, Notary
Alipore Judges/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Identified by me

Dilip Das
Advocate

20 MAY 2025

20 MAY 2025
DILIP DAS
B. Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B. - 525 / 1979