

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

09AC 030803

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURTAffidavit cum Declaration

Affidavit cum Declaration of **SHRI BABLU MONDAL**, (PAN-BNTPM1607C), son of Sundar Mondal, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at C/23 Raj Danga School Road,, P.O.- E.K.T.P,P.S- Kasba, Kolkata- 7000107, promoter ,being proprietor of **"M/S. B.R. REALESTATE"**, promoter/ developer, of proprietorship Firm, having its office at C/23 Rajdanga School Road P.S. Kasba P.O. E.K.T.P, Kolkata- Pin -700107, Kolkata , promoter/ developer of the proposed project named **"SARAL ALO"** Situated at 57, Rajdanga School Road, P.S- Kasba, P.O.-Kasba, Pin -700107, South 24 Parganas, Mouza Kasba , J.L. no. 13, Ward no. 107 within Kolkata Municipal Corporation, Kolkata, West Bengal, India,,



15 MAY 2025

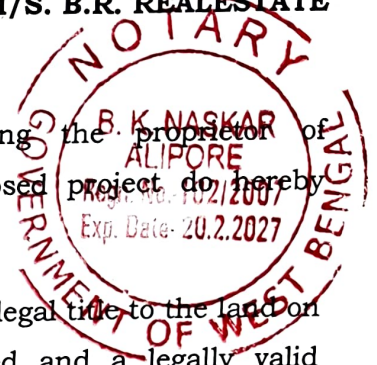
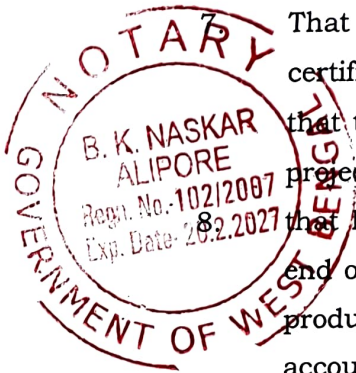
I, **SHRIBABLU MONDAL**, son of Sundar Mondal, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at C/23 Raj Danga School Road, , P.O.- E.K.T.P,P.S- Kasba, Kolkata- 7000107, ,being the proprietor of proprietorship Firm of **M/S. B.R. REALESTATE** promoter/ developer, promoter

Affidavit cum Declaration of **SHRIBABLU MONDAL**(being the proprietor of proprietorship firm **M/S. B.R. REALESTATE** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Sarala Bala Naskar Alias Sarala Naskar** has 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 Sarala Bala Naskar Alias Sarala Naskar are the land owner.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is **11.3.2030**
5. That seventy per cent 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.
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.

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.

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 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.

9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

M/S B. R. REALESTATE

[Signature]

Proprietor

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 on this day of

M/S B. R. REALESTATE

[Signature]

Proprietor

Deponent

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

Identified by me

[Signature]
Advocate



15 MAY 2025