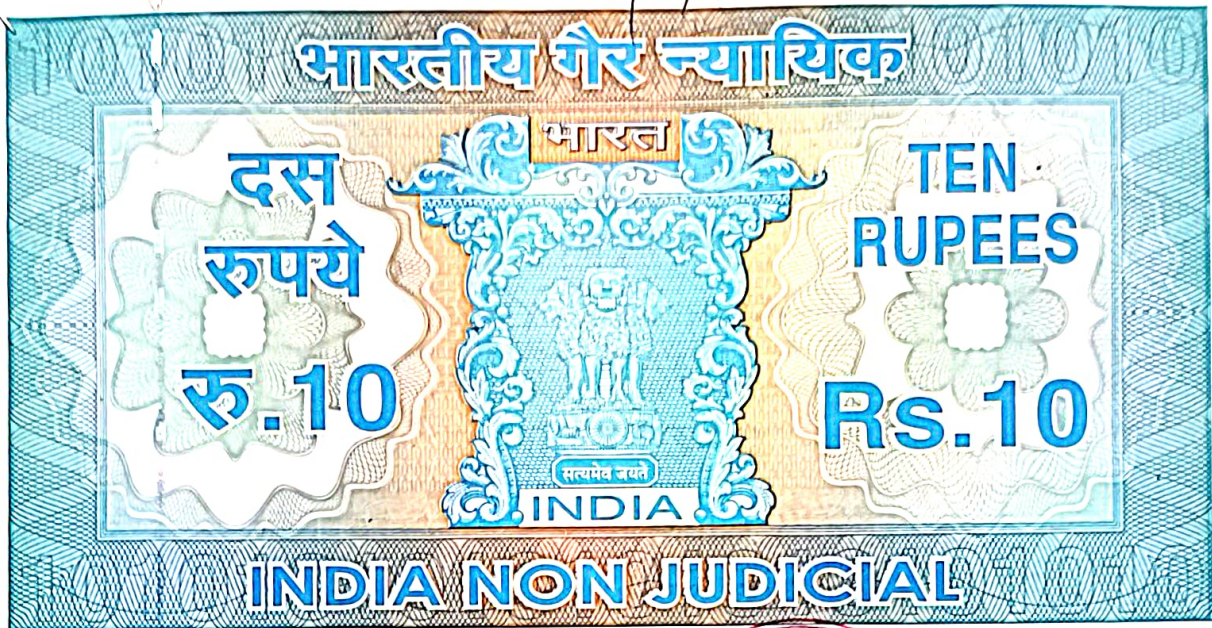


S. No. .... Date



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

08AC 971621



BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

Affidavit cum Declaration

Affidavit cum Declaration of **JISHU BASU**, son of Late Promod Ranjan Basu, by faith Hindu, by nationality Indian, and by occupation Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala (now Parnasree), Kolkata - 700034, District South 24-Parganas, proprietor of "**M/S JISHU BASU**," promoter/ developer, of proprietorship Firm, having its office at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala (now Parnasree), Kolkata - 700034, District South 24-Parganas, promoter/ developer of the proposed project named, "**MAYABINI**" is located at Premises No. 316A, Becharam Chatterjee Road, within Ward No. 130 and Borough No. XIV under the jurisdiction of the Kolkata Municipal Corporation (K.M.C.), under Mouza Behala, J.L. No. 2, Pargana Balia, P.O. Parnasree, P.S. Behala

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13 JAN 2026



13 JAN 2026

13 JAN 2026

Sl. No. 622 Rs. 18 Date .....

Name. Anil Pal .....

Address. Advocate .....

Alipore Criminal Court.

Ref 27.

PRITISH CHAKRABORTY  
Licensed Stamp Vendor  
Alipore Police Court  
Kolkata-700027





(now Parnasree), Kolkata – 700034, South 24-Parganas, West Bengal,  
India,

**I, JISHU BASU**, son of Late Promod Ranjan Basu, by faith Hindu, by nationality Indian, and by occupation Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala (now Parnasree), Kolkata – 700034, District South 24-Parganas, proprietor of **"M/S JISHU BASU,"**, promoter/ developer, promoter

Affidavit cum Declaration of **JISHU BASU** (partners of Partnership Firm proprietor of **"M/S JISHU BASU"** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri Rajdeep Gupta, 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 Sri Rajdeep Gupta is 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 **4.8.2030**.
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.
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 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

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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. JISHU BASU

*Jishu Basu*

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 Alipore on this 13<sup>th</sup> day of

January, 2026.

Deponent

Identified by me

*Anil Pal*

Advocate



Solemnly Affirmed & Declared  
before me on Identification

*S. C. Ghosh*  
S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No. 925/97 Govt. of India

13 JAN 2026