

S. No. .... 19 ..... Date

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY  
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

38AA 953291

BEFORE THE NOTARY PUBLIC  
AT ALIPUR POLICE COURT

FORM 'B'

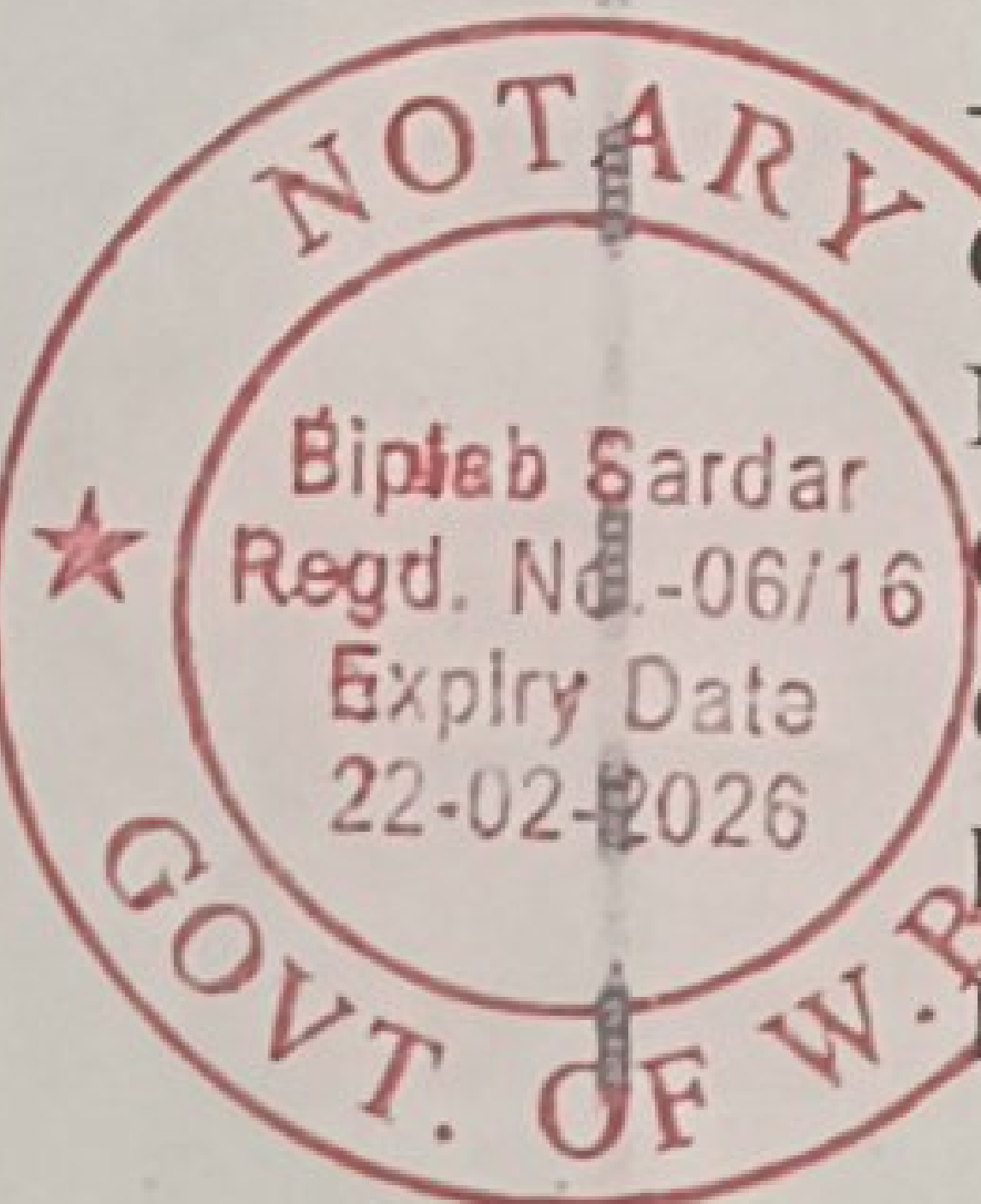
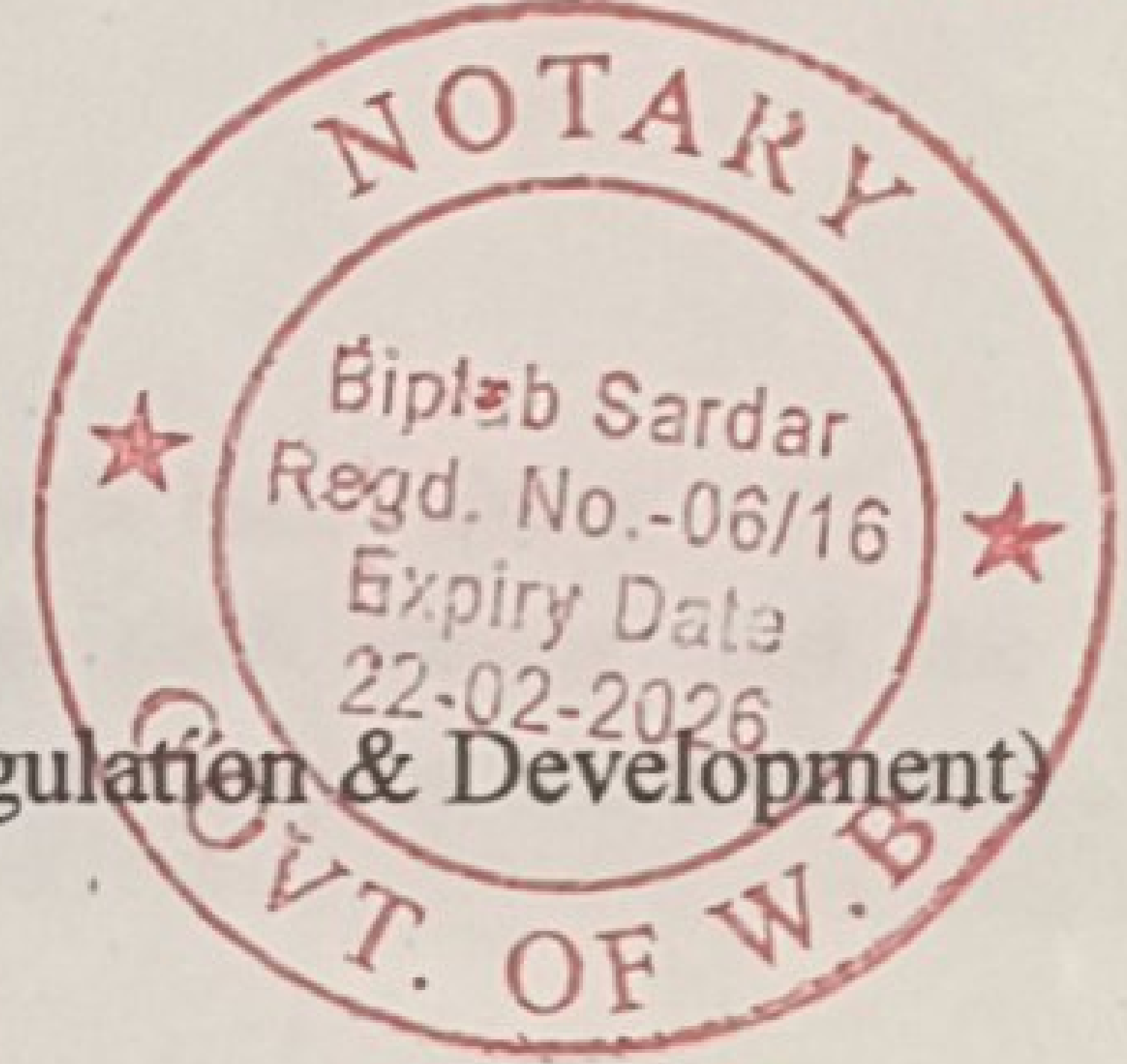
[SEE rule 3(4) of West Bengal Real Estate (Regulation & Development) Rules, 2021]

FORM 'B'

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. JISHU BASU (hereinafter referred to as 'the Proprietorship Firm') Promoter of the on-going project named 'MAYABINI' lying & situated at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas, West Bengal, India.



19 DEC 2025

M/S. JISHU BASU  
Proprietor

19 DEC 2025

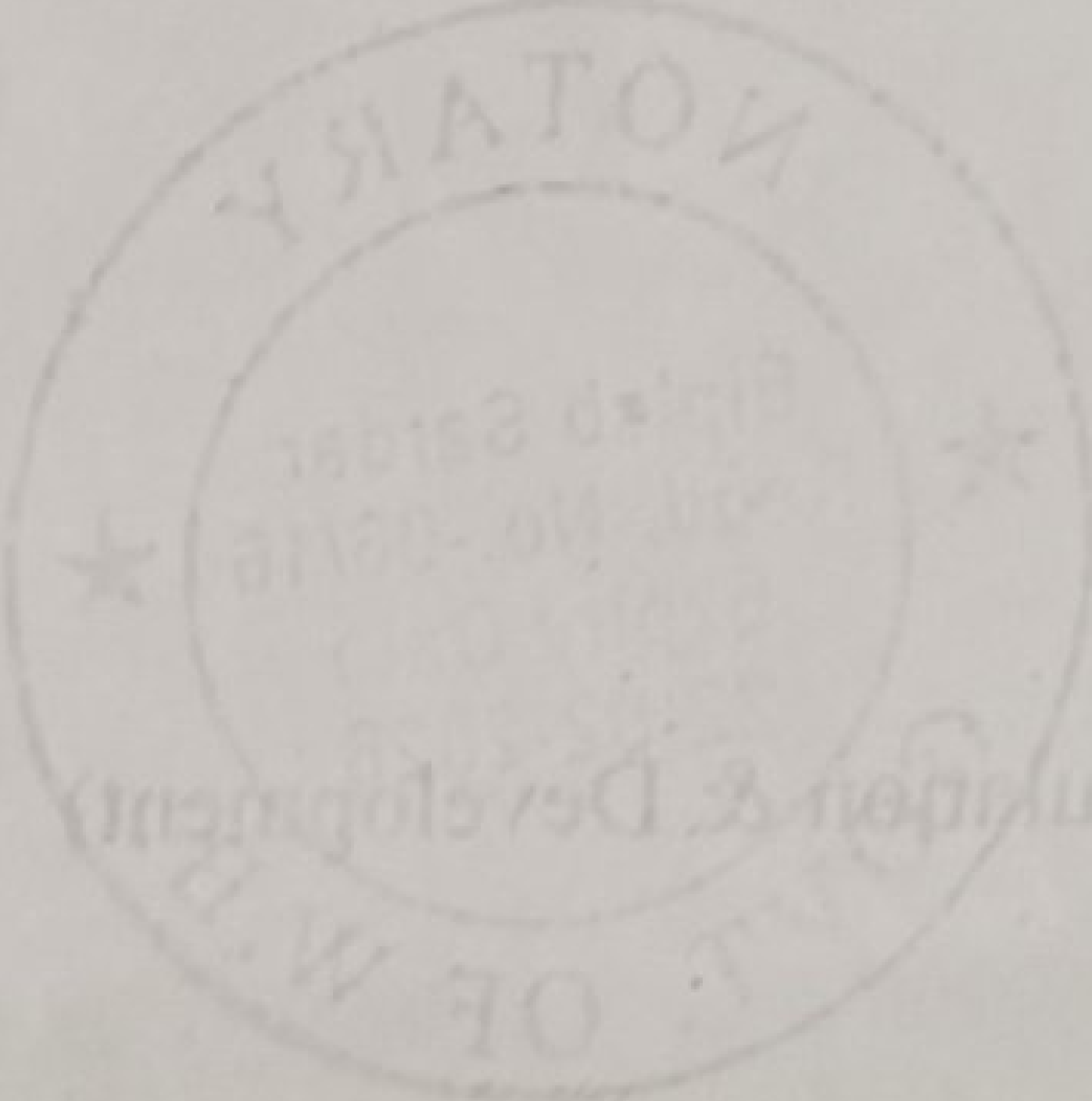
Sl. No. 1732 Rs. 200 Date.....

Name M/s. Jishu Basu.

Address 74/4, B.C. Road.

Behala, Dist. 34.

PRITISH CHAKRABORTY  
Licensed Stamp Vendor  
Alipore Police Court  
Kolkata-700027



BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

FORM B.

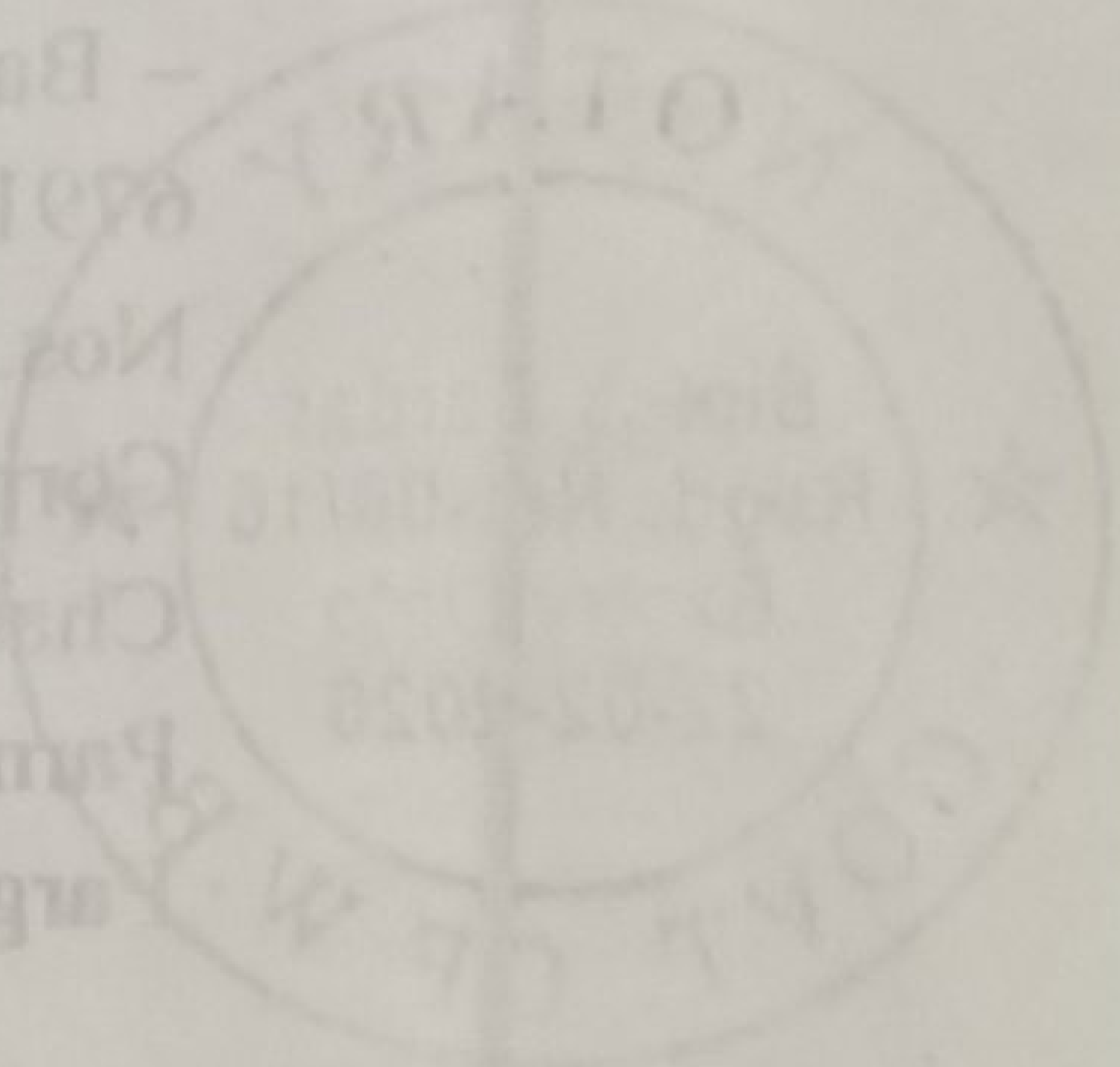
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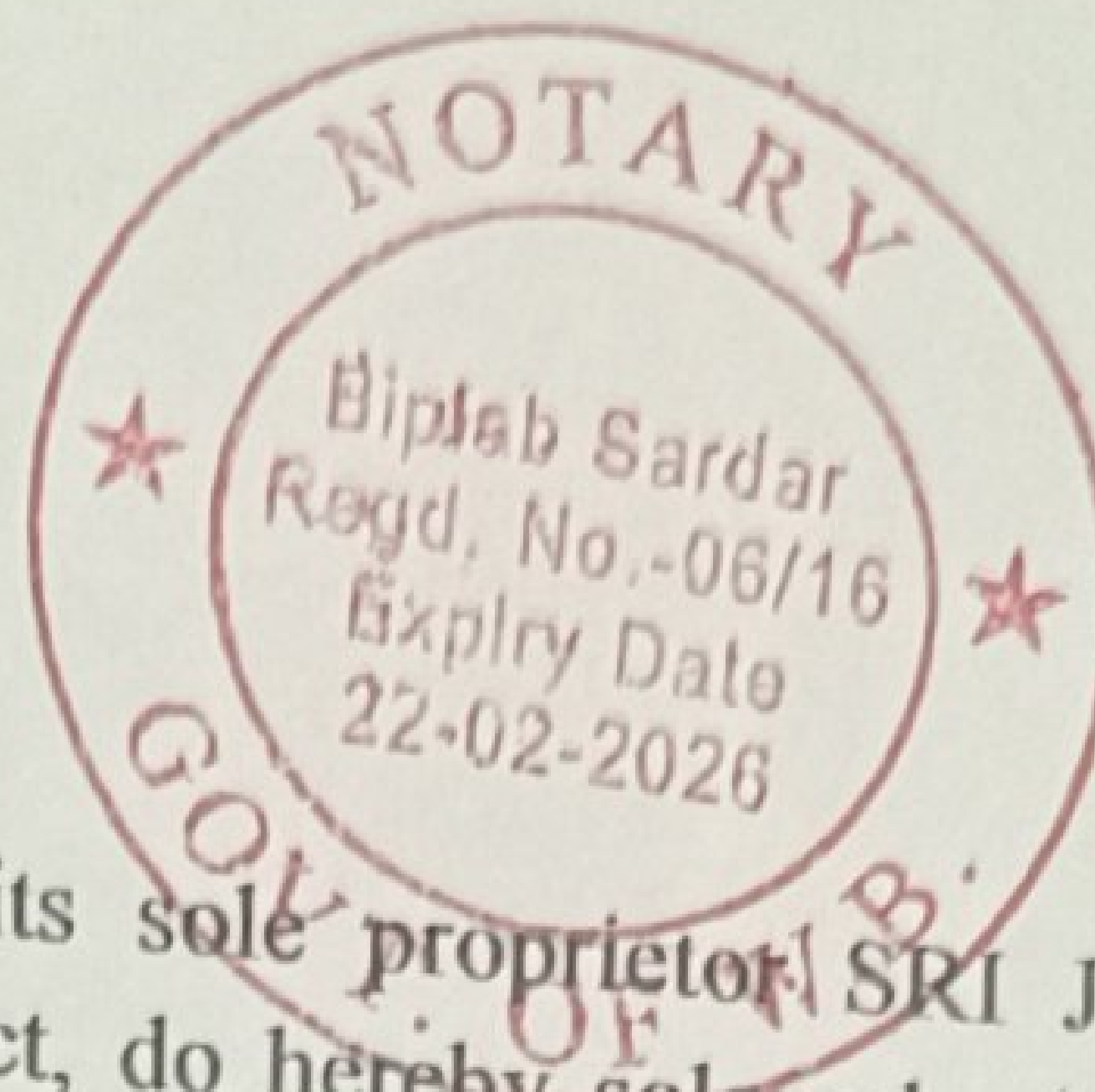
FORM B.

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. JISHU BASU (hereinafter referred to as 'the Proprietorship Firm') Promoter of the on-going project named 'MAYABINI' lying & situated at Mouza - Behala, J.L. No. 2, Pargana - Balia, R.S. No. 83, under Town No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khanna No. 2430 and 2433 under R.S. Khanna No. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Beharam Chatterjee Road and its Assessors No. 41130021368, P.S. Behala now Parnasee, Kolkata - 700034, A.D.S.R. Office Behala, Dist. South 24 Parganas, West Bengal, India.





**M/S. JISHU BASU** (represented by its sole proprietor **SRI JISHU BASU**, Promoter of the on-going project, do hereby solemnly declare, undertake and state as under :

1. That the Firm has a legal title to the land on which the Development of the on-going project is carried out by virtue of a Development Agreement with **SRI RAJDEEP GUPTA**, son of Late Sujit Kumar Gupta, by faith Hindu, by Nationality Indian, by Occupation Service, residing at 49B, Goyala Para Road, Ramkrishna Sarani, P.O. Parnasree, P.S. Behala now Parnasree, Kolkata - 700060, Dist. South 24-Parganas and **M/S. JISHU BASU** a proprietorship firm having Trade Licence No. 712900002374.

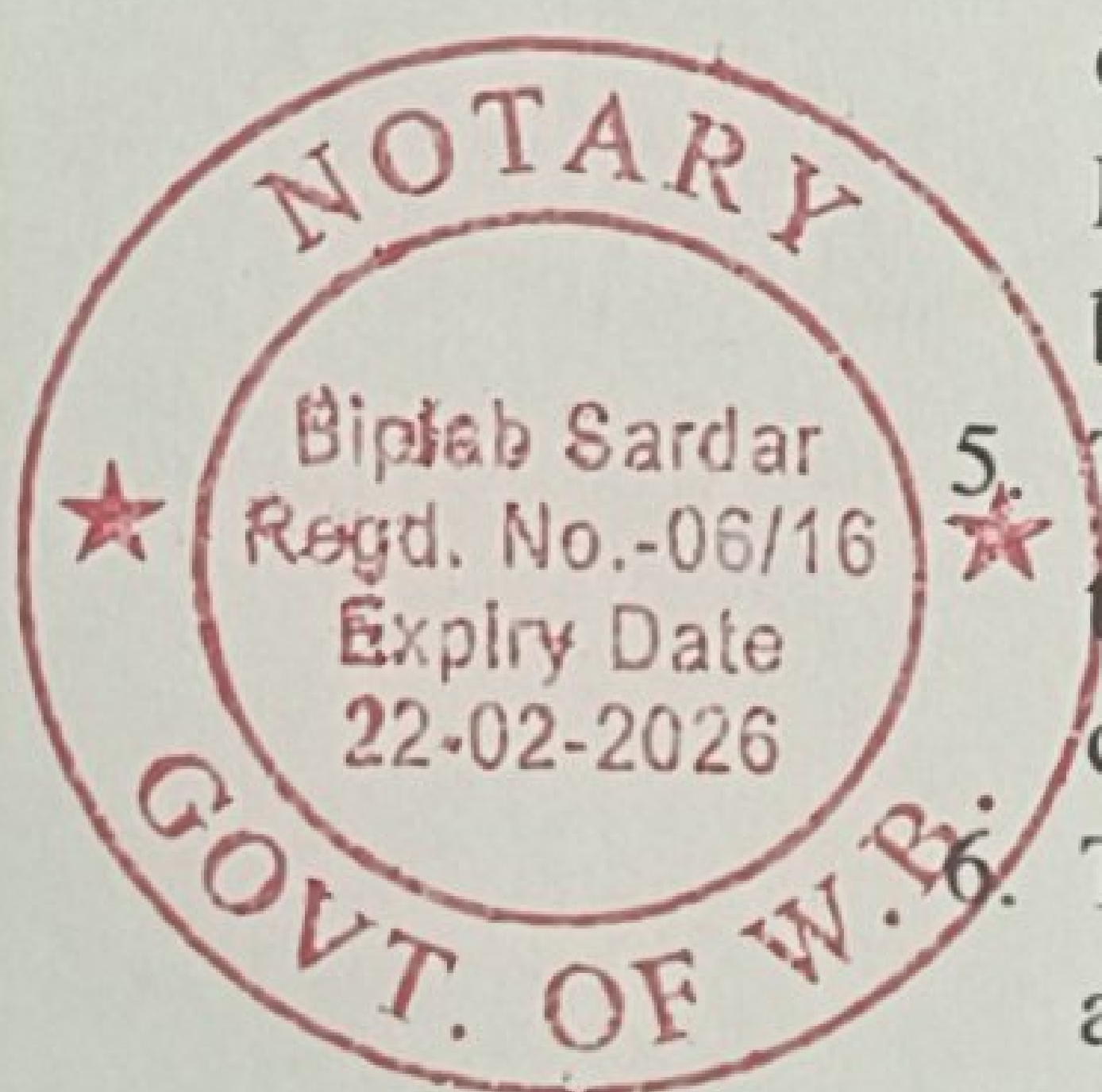
### AND

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owner and the Proprietorship firm for development of real estate project are enclosed herewith.

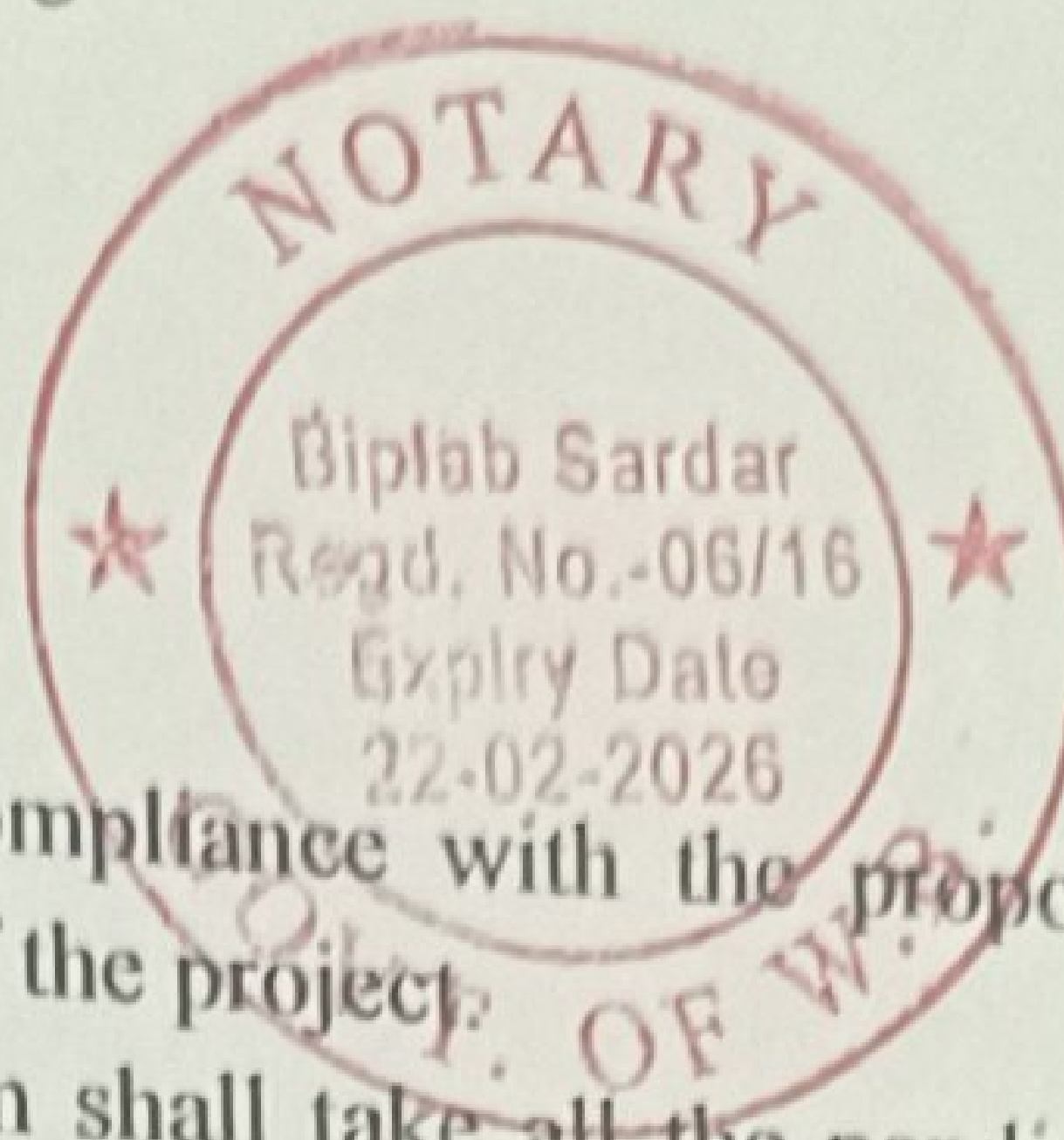
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Proprietorship firm within the date of 30.06.2027.
4. That seventy percent of the amounts realised by the Proprietorship firm for the real estate project from the Allottees (as per proforma agreement for sale) 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 Proprietorship firm 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 state of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particulars project have been utilized for the project and the

M/S. JISHU BASU

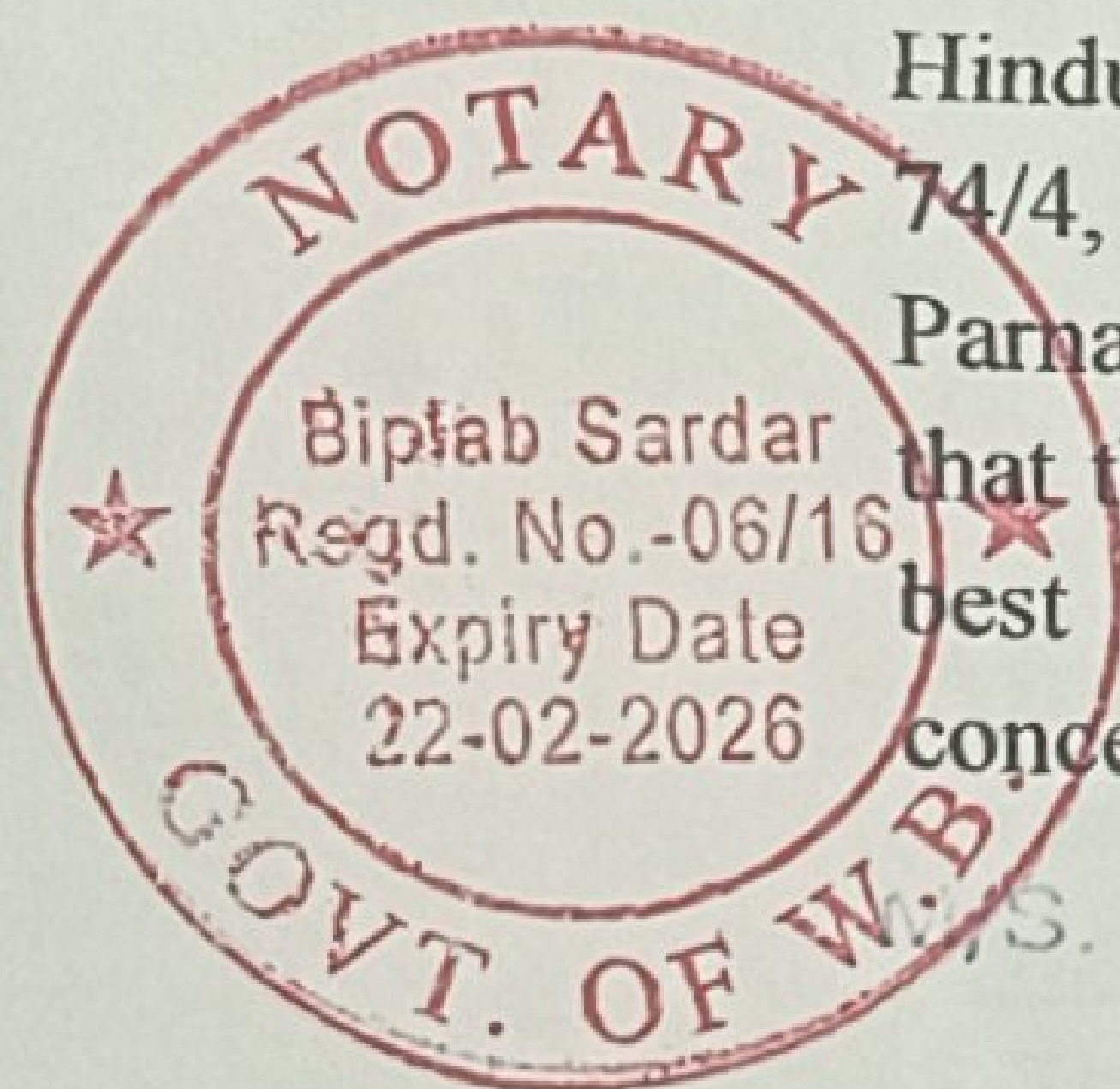
Proprietor



19 DEC 2025



- withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Proprietorship firm shall take all the pending approvals on time from the competent authorities.
  9. That the Proprietorship firm has furnished such other documents as have been described by the rules and regulations made under the Act.
  10. That the Proprietorship firm shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building as the case may be, on any grounds.
  11. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
  12. That if any contradiction arises in the future the Deponent will be responsible for it.



I, SRI JISHU BASU having PAN- **AWKPB8201C** and Aadhaar No. 5001 5064 1271, son of Late Promod Ranjan Basu, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 12 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

M/S. JISHU BASU

*Jishu Basu*  
Proprietor

JISHU BASU  
Proprietor.

#### 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 19<sup>th</sup> day of December, 2025.

M/S. JISHU BASU

*Jishu Basu*  
Proprietor

JISHU BASU  
Proprietor.

Solemnly Affirmed & Declared before me on Identification

**BIPLAB SARDAR**  
NOTARY  
Regd. No. 06/2016  
Govt. of West Bengal

*Q. Vabab Kumar*  
Alipore Police Court  
Enr No-WB/2037/1999  
**Identified by me**  
*[Signature]*  
Advocate

**19 DEC 2025**