



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



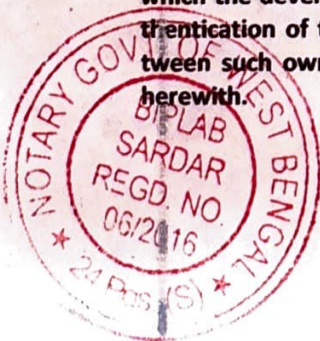
FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. SANKAR DAS** Authorised Representative of **M/s. B. D. CONSTRUCTION "Develop"** of the proposed project named "**MADHUR SWAPNA**"

I, **SRI. SANKAR DAS** Authorised Representative of **M/s. B. D. CONSTRUCTION "Developer"** of the proposed project do hereby solemnly declare; undertake and state as under:

SMT. MALLIKA BISWAS (PAN No : BFCPB0513F, AADHAAR No : 4348 3217 0629,) wife of **Sri. Prantosh Biswas**, by faith- Hindu, by Nationality- Indian, by occupation – Housewife residing at 2614, Peyara Bagan, Post Office : Laskarpur, Police Station : Sonarpur now Narendrapur, Kolkata - 700153, District: South 24-Parganas hereinafter called and referred to as the "**OWNER/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/ or assigns) of the **ONE PART**, 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.



B. D. CONSTRUCTION

Sankar Das
Partner

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1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **06TH NOVEMBER, 2026**
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

B. D. CONSTRUCTION

Sankar Das

Partner

Deponent

I, SRI. SANKAR DAS. (PAN No : ENUPD4548F, AADHAAR No. 4714 5939 9874), son of Late Ramesh Das, aged about 59 years old by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Premises No. Laskarpur Peyarabagan, Post Office : Laskarpur, Police Station : Sonarpur now Narendrapur, Kolkata- 700153, District South 24- Parganas, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at 2nd Day of, MAY 2025

Advocate

Solemnly Affirmed & Declared
before me on Identification

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

Nabakumar Mukherjee
Advocate
NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata-700 027
Enrl. No. WB/2037/1999

02 MAY 2025