

भारतीय गैर न्यायिक

बीस रुपये  
रु.20

Rs.20

TWENTY  
RUPEES

भारत

INDIA

INDIA NON JUDICIAL

Himadri Kumar Das  
Chanchal Sub-Division  
Regd No. 56925/2025  
Expiry Date -  
28/05/2026

WEST BENGAL AFFIDAVIT-CUM-DECLARATION

40AA 876640

(Before the Notary Public, Chanchal

I, **BINOD AGARWALA**, aged about 61 years, Son of Late GouriSankarAgarwala, by faith- Hindu, by Occupation- Business, residing at Vivekananda Pally, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, Citizen of Indiabeing the authorized signatory on behalf of "**BITTHAL DEVELOPERS PRIVATE LIMITED**" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**RATNAPARI APARTMENT**" is situated at Bansbari, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101;
2. That the promoter will abide by the provisions contained in Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to 'Common Area'. In case any contradiction arises in the future the deponent will be responsible for it.

01/25  
No. 01  
Regd. Book No. 01/25  
Name B. Agarwal  
Property identified by Ld. Advocate  
Mr/Mrs A. Hossain  
NOTARY  
CHANCHAL MALDA

Deponent BITTHAL DEVELOPERS PVT.LTD

Binod Agarwal

The Declarant put his signature / L.T.I in my presence and Identified by me.

Anwar Hossain

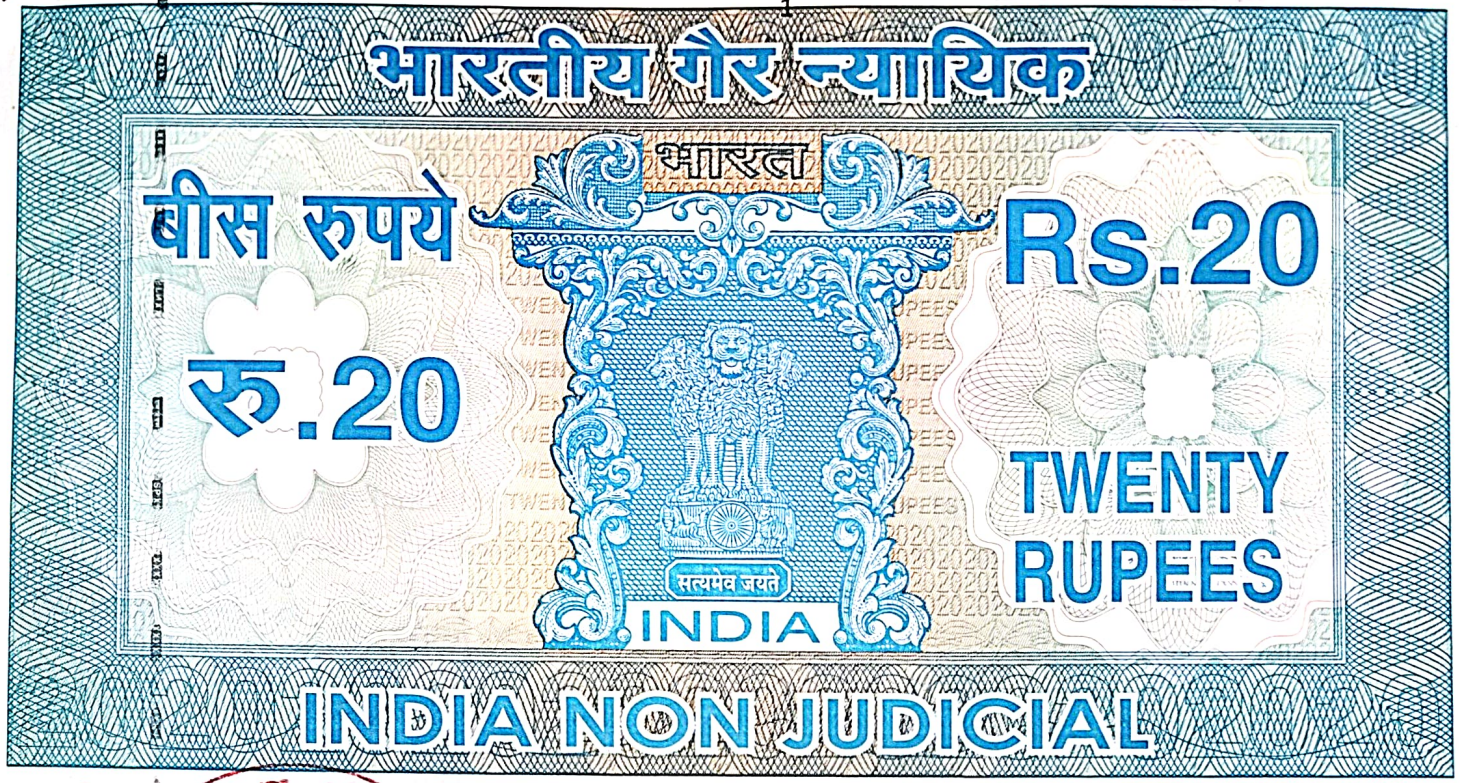
18 DEC 2025

ADVOCATE Advocate, Chanchal, Malda.

Chanchal Bar Association

No. 35... Date 18/12/2025  
Before the Notary





पश्चिम बंगाल WEST BENGAL

40AA 876638



### AFFIDAVIT

(Before the Notary Public, Chanchal)

I, **BINOD AGARWALA**, aged about 61 years, Son of Late GouriSankarAgarwala, by faith- Hindu, by Occupation- Business, residing at Vivekananda Pally, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, Citizen of Indiabeing the authorized signatory on behalf of **"BITTHAL DEVELOPERS PRIVATE LIMITED"** i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Agreement for sale of UNITS in our project **"RATNAPARI APARTMENT"** is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

BITTHAL DEVELOPERS PVT.LTD

P.T.O

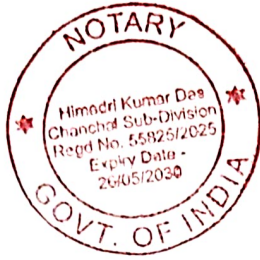
*Binod Agarwala*

DIRECTOR

*Himadri Kumar Das*  
Himadri Kumar Das  
Chanchal Sub-Division  
Regd.No- 55825/2025  
Expiry Date-26/05/2030

18 DEC 2025





2. That none of terms and conditions of the Agreement to sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent

ATUL DEVELOPERS PVT.LTD

*[Signature]*

DIRECTOR

The Declarant put his signature / L.T.I in my presence and Identified by me.

*Anwar Hossain*

Advocate, Chanchal, Malda.

ADVOCATE

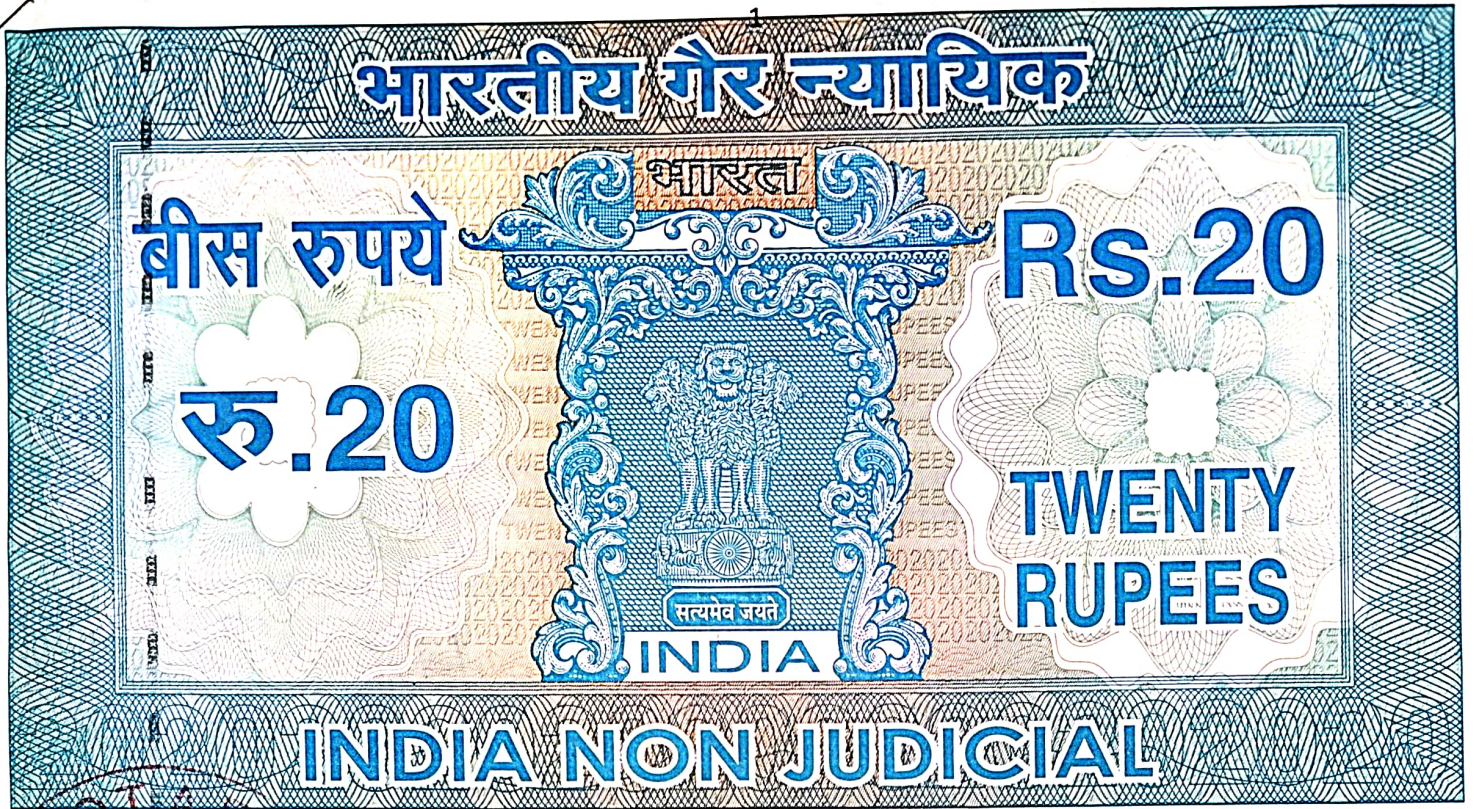
Chanchal Bar Association

SI No. *26* Date *18/12/2025*  
Before the *Notary*

SI No. *02* Regd. Book No. *01/25*  
Name *B. Aggarwal*  
Property identified by *Advocate*  
Mr/Mrs *A. Hossain*  
*[Signature]*  
NOTARY  
CHANCHAL, MALDA

18 DEC 2025





40AA 876639

FORM- B

[see rule 3 (4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of "BITTHAL DEVELOPERS PRIVATE LIMITED" promoter of the proposed project / duly authorized by the promoters of the proposed project "RATNAPARI APARTMENT" vide its/his/their authorization :**

I, **BINOD AGARWALA**, aged about 61 years, Son of Late GouriSankarAgarwala, by faith- Hindu, by Occupation- Business, residing at Vivekananda Pally, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, Citizen of India being the authorized signatory on behalf of "**RATNAPARI APARTMENT**" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Amborish Acharya, Sangita Acharya, Arindam Dev, AnupamBasak and PialiBasak** 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 here with.
2. That the said land is free from all encumbrances.

Himadri Kumar Das  
Channchal Sub-Division  
Regd.No- 55825/2025  
Expiry Date-26/05/2030

18 DEC 2025

BITTHAL DEVELOPERS PVT.LTD

*[Signature]*

DIRECTOR

P.T.O



3. That the time period within which the project shall be completed by me/ promoter is 18.07.2027.
4. That seventy per cent of the amounts realised by the 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 only 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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



### 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 Chanchal, Malda on this 18<sup>th</sup> day of December, 2025.

BITTHAL DEVELOPERS PVT. LTD

*[Signature]*  
Deponent

DIRECTOR

Anwar Hossain

Advocate, Chanchal, Malda.

ADVOCATE

Chanchal Bar Association

No. 37 Date 18/12/2025  
Before the N.P.

SI No. 02 Recd. Book No. 01/25  
Name B. Agarwal  
Property identified by Ld. Advocate  
Mr/Mrs. A. Hossain

*[Signature]*  
NOTARY  
CHANCHAL MALDA

18 DEC 2025