

25 JUN 2025

SI. No. 27

25 JUN 2025

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

10AC 302534

25 JUN 2025

BEFORE THE NOTARY
GOVERNMENT OF WEST BENGAL



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Biswarup Chakraborty Partner of DREAM REALTORS (herein after referred to as 'the Partnership Firm'), Promoter of the on-going project named APSARA ENCLAVE situated at Premises No-5/A, M.M. Feeder Road, Ariadaha, Kolkata-700057 under Ward No. 11, Mouza-Ariadaha-Kamarhati, J.L. No.-01, R.S. NO-12, TOUZI NO-173, R.S. Dag No-6092, Khatian No-828, L.R. DAG NO-6993, L.R. Khatian No-10607, R.S. Khatian No-8727, 8728, 8729, 8730, 8731, 8732, 8733, & 8734 Holding No-597/1, P.O.+P.S. Belghoria, Dist:-North 24 Parganas, Under Kamarhati Municipality, West Bengal, India duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/06/2025.

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I, Mr. Biswarup Chakraborty Partner of **DREAM REALTORS**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title /right to the land on which the development of the on-going project is carried out by virtue of a legal Title Deed vide No-I-6493/2021 in the name of **M/s. DREAM REALTORS**, a Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932).

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the 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 Partnership Firm within the date of 12/05/2028 which is 36 (Thirty Six Months) months from the date of 13/05/2025, date of sanction plan.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 Partnership 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 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.

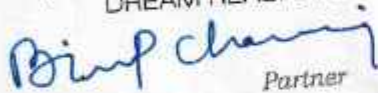


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8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10.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

I, Biswarup Chakraborty, son of Late Sunil Chakraborty, by Nationality –Indian, by Occupation –Business, residing at 4 NO M.M. Feeder Road, Plot No-4, P.O-Belghoria, P.S-Belghoria, Kolkata -700056 in the District of North 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, **DREAM REALTORS**


Partner

BISWARUP CHAKRABORTY
PARTNER

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 Kolkata on this 25th day of June, 2025

DREAM REALTORS

Partner
BISWARUP CHAKRABORTY,
PARTNER

Solemnly affirmed before me on this 25th day of June, 2025 at Kolkata.



**Solemnly Affirmed &
Declared Before Me**
On.....

ANIL KUMAR ARYA
NOTARY-R/NO-091/2024
GOVT. OF WEST BENGAL

25 JUN 2025