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भारतीय गैर न्यायिक

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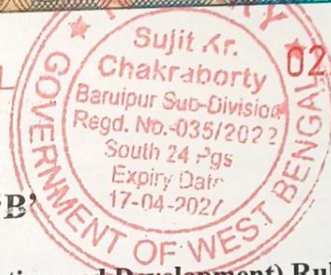
TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FOR THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



02AC 292904

FORM 'B'

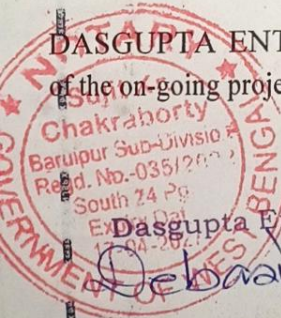
[See Rule 3 (4) of West Bengal Real Estate (Regulation and Development) Rules, 2021]

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of DASGUPTA ENTERPRISE (herein after referred to as 'the Proprietorship Firm') Promoter of the on-going project named "DEVALOY APARTMENT" lying & situated at Mouza Sonarpur, J.L. No. 39, R.S. Dag- 665. L.R. Dag- 665, comprised and contained in R.S. Khatian No.- 493, corresponding in L.R. Dag No. 665, under corresponding L.R. Khatian No.- 5492,5493 Municipality within the local ambit of Rajpur Sonarpur Municipality under the Ward No. 13, Post Office & Police Station, ADSRO Sonarpur, South 24 Parganas, Pin - 700150, West Bengal, INDIA

DASGUPTA ENTERPRISE (represented by its Proprietor, Mr. Debasish Dasgupta), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:



Dasgupta Enterprise

Debasish Dasgupta
Proprietor

09 JAN 2025

22 NOV 2024

S.L. No. 1704 Date.....
Name A. K. Das, Adv.
Address- High Court, Calcutta
Value- 10/-

Govt. Stamp under
DEBPRAJAD B. SWAS
Sonarpur A.D.S.R.O., Kol.-150

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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 Agreements with (1) Bhaskar Jyoti Das, (2) Sangeeta Sen and , DASGUPTA ENTERPRISE a Proprietorship Firm having Permanent Certificate of Enlistment under Rajpur Sonarpur Municipality Bearing Registration Number: 20034110478 with Certificate Number: 0917P128122167294.

AND

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owners and the Proprietorship 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 Proprietorship Firm within the date of 30.05.2025.

4. 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 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 particulars project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

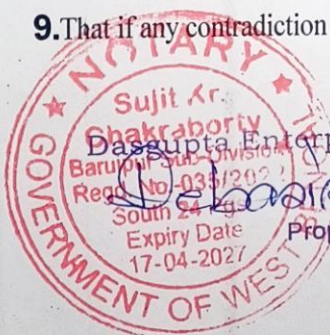
5. That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

6. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

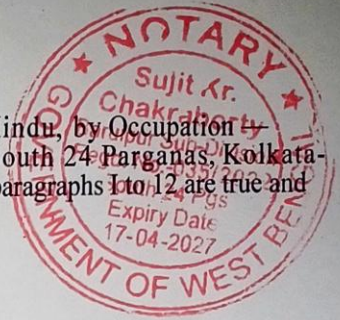
7. That the Proprietorship Firm shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

8. 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.

9. That if any contradiction arises in the future the Deponent will be responsible for it.


Dass Gupta Enterprise
Sangeeta Sen
Proprietor
09 JAN 2025

Debasish Dasgupta, Son of Late Subir Dasgupta, by Religion — Hindu, by Occupation — Business, residing at: Natun Pallu Baguipara Road, P.O. & P.S. Sonarpur Dist South 24 Parganas, Kolkata-700147, PAN No. **AGCPD 8770G**, 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.



Debasish Dasgupta

Proprietor

Dasgupta Enterprise

Debasish Dasgupta

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 Kolkata on this day of 2024.

Debasish Dasgupta
Proprietor

Dasgupta Enterprise

Debasish Dasgupta

Proprietor

Identified by me

[Signature]
Advocate

Solemnly declared and affirmed
before me on identification
under the Notary Act.

[Signature]

SUJIT KUMAR CHAKRABORTY

NOTARY PUBLIC

Regd. No.- 035/2022

Govt. of West Bengal



09 JAN 2025