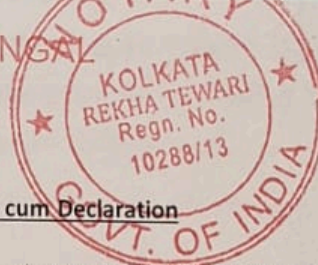




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sagar Khan being the Sole Proprietor of the proposed project i.e Basundhara Tower-II, do hereby solemnly declare, undertake and state as under:

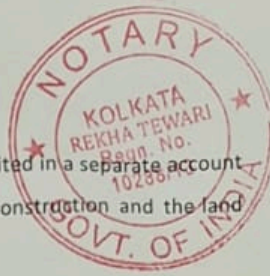
1. That Smt. Lekha Ghosh, Smt. Ratna Roy, Sri. Somnath Ghosh, Smt. Minakshi Mitra, Sri. Rabindranath Ghosh, Shri. Kalipada Ghosh being the Landowners has a legal title to the land on which the development of the proposed project namely Bashundhara Tower-II is to be carried out a legally valid authentication of title of such land along with an authenticated copy of the agreement between such land owner and promoter for development of the real estate project is 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 promoter is 31st December, 2028.
4. That seventy per cent of the amounts realized by me/promoter' for the real estate

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M'S. Court
Kolkata-700 091

For Bashundhara Construction and Developer

22 NOV 2024

Sagar Khan
Promoter



:2:

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.

11. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
12. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
13. That the 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.
14. That the promoter shall take all the pending approvals on time, form the competent authorities.
15. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations maple under the Act.
16. That the 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.

For Bashundhara Construction and Developer

[Handwritten Signature]

Deponents

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Kolkata on this 22nd day of November, 2024.

For Bashundhara Construction and Developer

[Handwritten Signature]

Deponents

REKHA TEWARI
NOTARY SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
Regn. No.-10288/13
C.M.M'S. Court
Kolkata-700 001

[Handwritten Signature]
REKHA TEWARI
NOTARY

22 NOV 2024