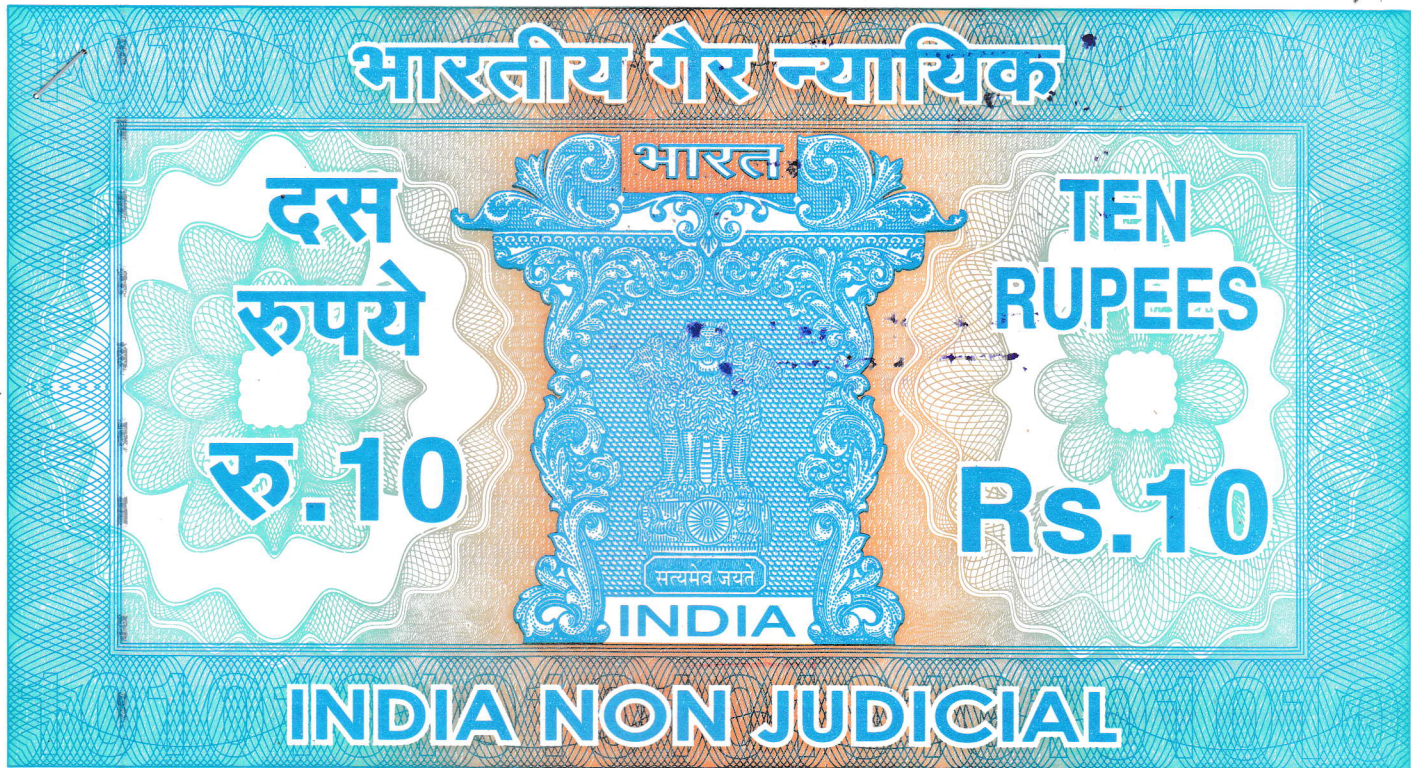




अभिषेक पश्चिम बंगाल WEST BENGAL

Notary Public of India

05AC 534404

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

I, Subhankar Basu, S/o. Sri Kalyan Kumar Basu; aged about 42 years; resident of Natunpara Fatakgora, P.O. & P.S.- Chandannagar, Dist.- Hooghly, West Bengal, PIN- 712136; being the sole proprietor of "M/S. BIBARSAN CONTRACTOR & CONSTRUCTION", having its registered office at "Nirupama Bhavan", 1431/A, Rashbehari Avenue, Fatakgora, P.O. & P.S.- Chandannagar, Dist.- Hooghly, West Bengal, PIN- 712136; i.e., the Developer of the proposed project "PRINTEMPS HEIGHTS"; do hereby solemnly declare, undertake and state as under:

1. That Sri Bijoy Krishna Dam, S/o. Late Manmatha Bhusan Dam; has a legal title to the land on which the development of the proposed project is proposed;

AND

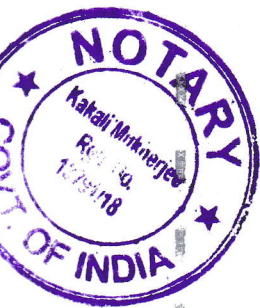
A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

BIBARSAN CONTRACTOR & CONSTRUCTION

Subhankar Basu

Signature of the Deponent
Signed in my presence and
identified by me

Advocate

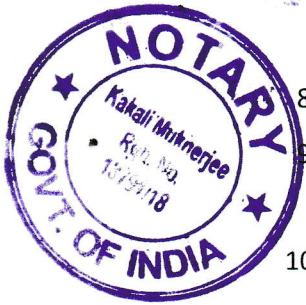


KAKALI MUKHERJEE
NOTARY

Regn. No. - 13791/18
Chandannagar
Hooghly - 712136

07 JAN 2025

2. That the said land is free from all encumbrances.
3. That the expected time period within which the project shall be completed by me/promoter is 21.10.2027.
4. That seventy percent 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 I 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 I shall take all the pending approvals on time, from the competent authorities.
9. That I have has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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 Chandannagar on this 7th day of January, 2025.

Solemnly affirm
Declared before me

KAKALI MUKHERJEE
NOTARY
Regn. No.- 13791/18
Chandannagar
Hooghly-721302

Deponent
BIBARSAN CONTRACTOR & CONSTRUCTION
Subhankar Basu
Subhankar Basu **Proprietor**

Proprietor, **M/S BIBARSAN CONTRACTOR & CONSTRUCTION**

Signed in my presence and identified by me

Advocate
Advocate

07 JAN 2025