

भारतीय गैर न्यायिक

दस  
रुपये

₹.10

भारत



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 01AC 092000

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER  
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rohit Kumar Gupta promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29/08/2024 ;

I, Mr. Rohit Kumar Gupta 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 I / promoter have / has a legal title to the land on which the development of the project is proposed  
OR

Smt. Malyasri Kundu, Smt. Manju Devi Gupta and Sri Arkabrata Kundu AND Sri Atish Prosad Mondal AND Smt. Parul Pal along with 26 others as mentioned in the deed have/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 herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances \_\_\_\_\_ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31/08/2029 .

PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700 001

08 OCT 2024



ক্রমিক নং- ৭১২৩ ..... মূল ১০৮

নো : - পাট্টনী বাজার

08 OCT 2024

তার: .....

ক্রেতা শ্রী B L Associates

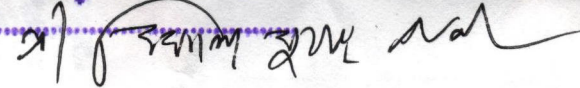
120 Sni Anabinda Road, Salkia Howrah

711106

স্বাক্ষর: .....

বানা: .....

স্বাক্ষর :- শ্রী সিকেশ কুমার জেলা, আই- নং-০২/২০০৭

স্বাক্ষর: 



08 OCT 2024

GOVT OF WEST BENGAL  
KOLKATA  
REVENUE DEPARTMENT  
OFFICE OF THE DISTRICT MAGISTRAR





4. That seventy per cent 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/ 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ 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 B. L. Associates

*Devi Mukherjee*  
Partner  
Deponent

**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 8<sup>th</sup> day of October, 2024

For B. L. Associates

*Devi Mukherjee*  
Partner  
Deponent

SOLENNY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*Padma Das*  
PADMA DAS  
NOTARY

Identified by me  
*Soma Dutta*  
**Soma Dutta**  
Advocate  
C.M.M. Court, Kolkata  
Regn. No.- F-1496/21

**PADMA DAS**  
NOTARY  
Regn. No.-13771/18  
C.M.M.'s Court  
Kolkata-700 001

08 OCT 2024



18 SEP 2024

Sl No. 62/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA

TO WHOMSOEVER IT MAY CONCERN

MONOJ PAUL  
 WEST BENGAL  
 13785/2018  
 EXPIRE ON  
 31/12/2028  
 GOVERNMENT OF INDIA  
 34AA 236091

We, Mr. Kushal Kumar Gupta, Mr. Rohit Kumar Gupta, Mrs. Manju Devi Gupta partners of M/S B. L. ASSOCIATES, the developer of the Proposed project, a Partnership Firm having principal place of business at 120, Aurobindo Road, P.O- Salkia, P.S- Golabari, District- Howrah- 711106 do hereby solemnly declare, undertake and state as under:

1. That the agreement for sale/Builder buyer agreement of our project "GUPTA REGENCY" is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021
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

For B. L. Associates

*Rohit Kumar Gupta*  
 Partner

Rohit Kumar Gupta  
 Partner  
 B. L. ASSOCIATES

IDENTIFIED BY ME

*B. C. Choudhary*  
 Advocate / Clerk / Any Person  
 No. ....

Sl no. 62/24  
 Signature of the Executant/s  
 is/are attested with the identification  
 of..... *B. C. Choudhary*.....  
 Advocate/Clerk/Any Person

*Monoj Paul*  
 Notary Public  
 MR. MONOJ PAUL  
 NOTARY, GOVT. OF INDIA  
 REGD. NO. - 13785/2018  
 ALIPORE COURT, W.B.

18 SEP 2024



18 SEP 2024

37.110 63/24



पश्चिम बंगाल WEST BENGAL



NOTARY PUBLIC GOVERNMENT OF INDIA

AFFIDAVIT-CUM-DECLARATION

We, Mr. Kushal Kumar Gupta, Mr. Rohit Kumar Gupta, & Manju Kumar Gupta partners of M/S B. L. ASSOCIATES, the developer of the Proposed project, a Partnership Firm having principal place of business at 120, Arabindra Road, P.O- Salkia, P.S- Golabari, Distric-Howrah- 711106 do hereby solemnly declare, undertake and state as under:

1. That our project "GUPTA REGENCY", is situated at Holding Holding No. 19, Kanta Pukur Third Bye Lane, Now Ashim Roy Sarani, L R Dag No. 128 to 134, 206 to 209, 220 to 223, L R Khatian No. 365, 369 to 386, 391, 396, 398, 399, 401 to 406, Mouza: Bantra, J. L. No. 1, P.S. Bantra, P.O. Kadamtala, Dist. Howrah, PIN 711101, Under Ward No 23 of Howrah Municipal Corporation.

2. That the developer 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.

For B. L. Associates

*[Signature]*  
Deponent  
Partner

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

For B. L. Associates

*[Signature]*  
Deponent  
Partner

Serial No. *63/24*  
Solemnly affirmed before me on this *18th* day of *Sept.* 20*24* at the residence of *B.C.*  
*[Signature]*

IDENTIFIED BY ME

*[Signature]*  
Notary / Clerk

18 SEP 2024

MR. MONOJ PAUL  
NOTARY, GOVT. OF INDIA  
REGD. NO.- 13785/2018  
ALIPORE COURT, W.B.



18 SEP 2024

Sl. No. 64/24



94AB 633881

पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA

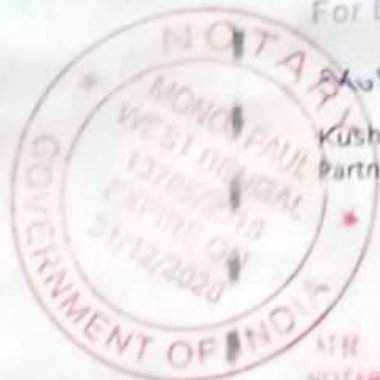


Affidavit

We, Mr. Kushal Kumar Gupta, Mr. Rohit Kumar Gupta and Mrs. Manju Devi Gupta, partners of by B. L. Associates, the developer of the Proposed project named "GUPTA REGENCY", a Partnership Firm having principal place of business at 120, Aurobindo Road Bandhaghat, Howrah - 711106 do hereby solemnly declare, undertake and state that Mr. Rohit Gupta and/ or Mr. Kushal Kumar Gupta, partners of the Firm, hereby jointly r severally authorised to sign and execute the affidavit in Form as per Rule 3(4) of RERA Rules B and all other declarations and document as required under RERA Rules for registration of the project under the name and style of "GUPTA REGENCY". And we also hereby declare that the same shall be binding on us.

For B. L. Associates

For B. L. Associates



Kushal Kumar Gupta  
Partner  
Kushal Kumar Gupta  
Partner

Manju Devi Gupta  
Partner  
Manju Devi Gupta  
Partner

Rohit Kumar Gupta  
Partner  
Rohit Kumar Gupta  
Partner

Serial No. 09/24  
Solemnly affirmed before me  
on this 18th day of Sept. 2024  
with the identification of B.C.  
Advocate

IDENTIFIED BY ME  
B. C. Adv.  
No.

MR MONOJ PAUL  
NOTARY, GOVT. OF INDIA  
REGD. NO. 13785/2018  
ALIPORE COURT, W.B.

18 SEP 2024