

Sl. No. 19401 Dated 17/06/26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST NORTH 24 PARGANAS

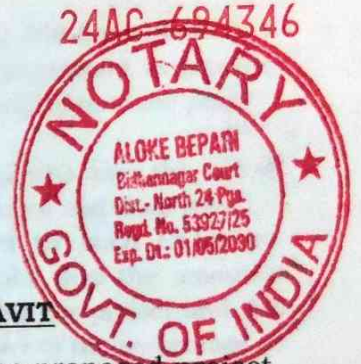
FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Promoter of the proposed project named "**SHYAM ENCLAVE**", developed by, **DBR ENTERPRISE**, a Proprietorship Firm, represented by its proprietor, namely **DHIRENDRA KUMAR JHA [PAN. AOFPJ8170F] [AADHAAR NO. 736445661483]**.

I, **DHIRENDRA KUMAR JHA [PAN. AOFPJ8170F] [AADHAAR NO. 736445661483]**, son of Late Shyamanand Jha, By Faith - Hindu, By Occupation - Business, By Nationality- Indian, Residing at 585, Nilachal Apartment, Nilachal, Hatiara, near Jhilbagan, Post Office-Hatiara, PS-New Town now Eco Park, Kolkata-700157, proprietor of **DBR ENTERPRISE**, Developer/Promoter of the proposed project named "**SHYAM ENCLAVE**", do hereby solemnly declare, undertake and state as under:



17 JUN 2026

Sl. No. 729 Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

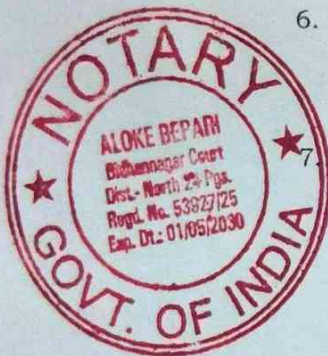
Date: Sign

06 APR 2026

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.



1. That the owners of this land are (1) APURBA PAUL, (2) ARUNA PAUL, (3) DHIRENDRA KUMAR JHA. I, DHIRENDRA KUMAR JHA [PAN. AOFPJ8170F] [AADHAAR NO. 736445661483] proprietor DBR ENTERPRISE, as a **Developer/Promoter** with an authenticated copy of the Development Agreement between the owners of Apurba Paul and Aruna Paul and have Deed of Conveyance of purchased of land by Dhrendra Kumar Jha are enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by us /promoter is **14.02.2031**.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 utilized 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 Verification any grounds.



DBR ENTERPRISE

[Signature]

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 thisday of, 2026

Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023

[Signature]
ALOK BEPARI
NOTARY
Regd. No. 53927/25
GOVT. OF INDIA

17 JUN 2026

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/9/18/2011.