

Sl. No. 13 Date. 06 APR 2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 363786

BEFORE THE NOTARY PUBLIC
AT ALIPORA, KOLKATA-27



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI. TAPAS KUMAR DAS Authorised Partners of Developer of the proposed project named "BINA APARTMENT"

I, SRI. TAPAS KUMAR DAS REPRESENTED BY IT'S A PROPRIETOR OF M/s. DAS CONSTRUCTION & DEVELOPER "(Pan no : AESPD5910J), (DEVELOPER) of the proposed project do hereby solemnly declare, undertake and state as under:

(01) SRI. UTPAL ROY, having (PAN no : ARUPR3666E) (Aadhar no : 6410 7188 6154) son of Late. Gobinda Roy, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Narkelbagan, Post Office : Laskarpur, Police Station : Sonarpur, District : South 24-Parganas, Pin no : 700153, West Bengal, India, hereinafter called and referred to as the "FIRST PARTY / OWNER", has a legal title to the land on which the development of the project is proposed OR 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.

Cont.....02 Pages

Das Construction & Developer

Tapas K. Das
Proprietor



06 APR 2026



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **10TH MARCH, 2031**
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

Das Construction & Developer

Tapas K. Das

Proprietor

Deponent

I, **SRI. TAPAS KUMAR DAS (PAN no : AESPD5910J) (Aadhaar No. 3346 9689 6815)** son of son of Late Kshirod Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 520, Peyara Bagan, Post Office : Laskarpur, Police Station : Narendrapur, Kolkata - 700153, District South - 24 Parganas, in the state of West Bengal, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Das Construction & Developer

Tapas K. Das

Proprietor



Verified by me at **06th** Day of **April**, 2026

Solemnly Affirmed & Declared
before me on Identification

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

NABAKUMAR MUKHERJEE

Advocate

Alipore Criminal Court
Kolkata- 700027

Enrl. No.- WB / 2037 / 1999

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