

Sl. No. 10 Date.

28 APR 2025



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



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 **M/S. B.D. ENTERPRISE**, PAN AASFB2348G, partners 1) **MD. WASIM** Son of Md. Nasim, PAN ABJPW3137E, by occupation Business, by Religion Islam, residing at J.N. Bose Road, P.O Subhasgram, P.S. Sonarpur, Kolkata 700147, District South 24Parganas, 2) **DINESH MONDAL**, Son of Late Nirapada Mondal, PAN APIPM0804M, by occupation-Business, by Religion Hindu, residing at Akna, P.O Mallickpur, P.S. Baruipur, Kolkata-700145, District- South 24-Parganas, 3) **ALI HOSSAIN GAZI**, S/O. Azad Ali Gazi, PAN CADPG1355D, by occupation Business, by Religion Islam, residing at Akna, P.O Mallickpur, P.S. Baruipur, Kolkata-700145, District- South 24-Parganas, promoter of the proposed project comprised in Survey No., Village, District for the Block / Wing / Tower

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(2)

I, **M/S. B.D. ENTERPRISE** 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. The project will be completed by the developer M/s. B D Enterprise within 29th February, 2028

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with 1) Sri Khagendra Nath Joarder , S/O. Late Kalipada Joarder , by Faith Hindu , by Nationality Indian, by occupation Business , residing at 977/1, Ashok Nagar, P.O. & P.S. Ashok Nagar , Dist North 24 Parganas , Pin. 743222 , 2) Smt. Aparna Joarder , W/O. Sri Khagendra Nath Joarder , by Faith Hindu , by Nationality Indian, by occupation House Wife , residing at 977/1, Ashok Nagar, P.O. & P.S. Ashok Nagar , Dist North 24 Parganas , Pin. 743222 ,who possess 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 project is enclosed herewith.

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

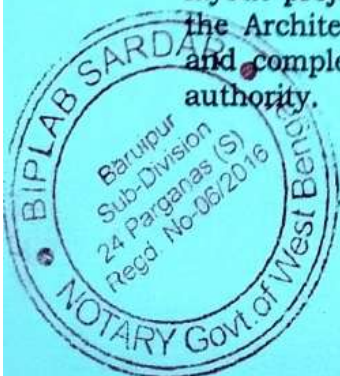
OR

Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along with details.

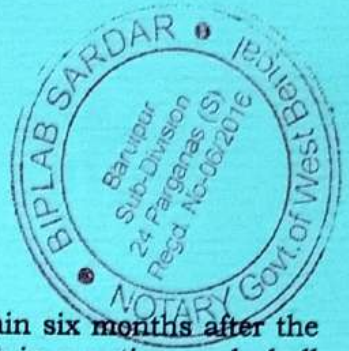
3. The project is completed/ will be completed by **M/S. B.D. ENTERPRISE**

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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect/Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.



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(3)

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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made 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.

B. D. ENTERPRISE
[Signature]
PARTNER

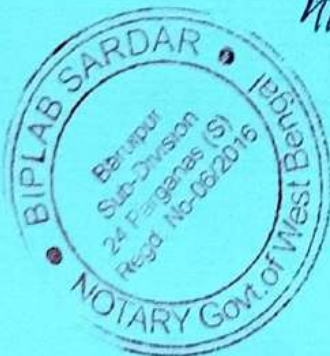
B. D. ENTERPRISE
Ali Hossain Gazi
PARTNER

B. D. ENTERPRISE
Md. Wasim
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 Barupur on this 28th day of April, 2025.



B. D. ENTERPRISE
[Signature]
PARTNER

B. D. ENTERPRISE
Ali Hossain Gazi
PARTNER

B. D. ENTERPRISE
Md. Wasim
PARTNER

Signature (S) Attested
on Identification

Deponent

BIPLAB SARDAR, NOTARY
Barupur Civil & Criminal Court
Regd. No 06/2016
Govt. Of W. Bengal

Identified by me

Advocate

28 APR 2025