



पश्चिम बंगाल पश्चिम बंगाल 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

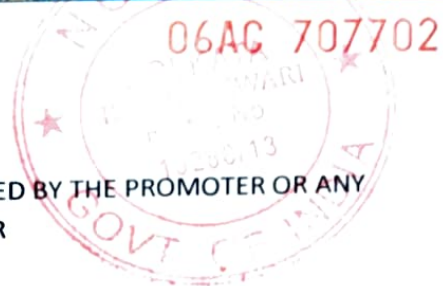
Affidavit cum Declaration of Sri Sankar Prasad Bepari, Director of Bepari Projects Pvt. Ltd. promoter of the proposed project **TITLI - 4** to be developed AT PREMISES NO. 3933, NAYABAD, WARD NO.109, BOROUGH NO - XII, MOUZA - NAYABAD, J.L. NO - 25, L.R & R.S. DAG NO.195, R.S. KHATIAN NO - 117 & 118, L.R. KHATIAN NO.2807, PS - PANCHASAYAR, KOLKATA- 700099, WB, India

I, Sankar Prasad Bepari, Director of Bepari Projects Pvt. Ltd. promoter of the proposed project **TITLI - 4** to be developed AT PREMISES NO. 3933, NAYABAD, WARD NO.109, BOROUGH NO - XII, MOUZA - NAYABAD, J.L. NO - 25, L.R & R.S. DAG NO.195, R.S. KHATIAN NO - 117 & 118, L.R. KHATIAN NO.2807, PS - PANCHASAYAR, KOLKATA- 700099, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Company Bepari Projects Pvt. Ltd. has a legal right/title to the land on which the development of the project is proposed via Joint Venture Agreement between the Land Owner, namely Sri Suwendu Bag, being Deed No. 2083 dated 24.08.2022 and subsequent Power of Attorney BEING NO. 160102085, YEAR - 2022, DATED - 26/08/2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, WB, India
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30-06-2026

REKHA DEWANI
NOTARY
Reg. No. - 10288/13
G.M. Court
Kolkata

06 MAR 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
 Director

Deponent

Verification

I, Sankar Prasad Bepari, Son of Shyamal Bepari, Resident of 235, Nayabad, Mukundapur, Kolkata – 700099, do solemnly affirm that 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 06th day of March, 2025

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
 Director

Deponent

Identified by me
 Himadri Chakraborty
 Advocate
 Enrolment No. WB/154-A/1991
 C.J.M. Court, Kolkata

REKHA TEWARI
 NOTARY
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10 6 MAR 2025

SOLEMNLY AFFIRMED AND DECLARED
 BEFORE ME ON IDENTIFICATION

R
 REKHA TEWARI
 NOTARY