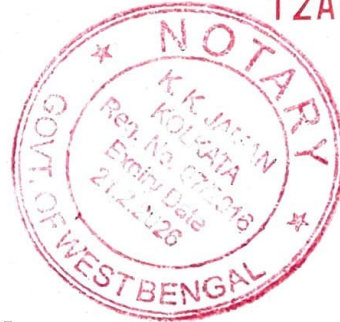




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

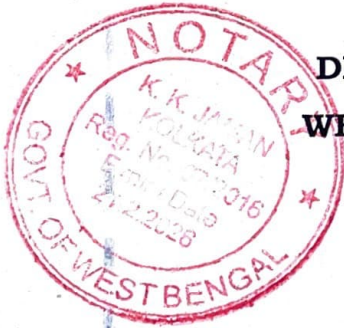
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BEFORE THE NOTARY
KOLKATA-700 027



FORM 'B'

[Seerule 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 **BIJOLI HEIGHTS** promoter of the
proposed project.

23 MAY 2025

BIJOLI HEIGHTS
Santona Das
Santona Das
Proprietor

I, **SRI SANTONU DAS (PAN- AIDPD9594R, Aadhaar No. 7516 3156 5274)**, son of Late Jagennath Das, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 198, R.K. Pally, Saanvi Apartment, P.O.- Sonarpur, P.S.- Narendrapur, Kolkata- 700150, District- South 24 Parganas, proprietor of **BIJOLI HEIGHTS**, a Proprietorship Firm, having its office at 198, R.K. Pally, Saanvi Apartment, P.O.- Sonarpur, P.S.- Narendrapur, Kolkata- 700150, District- South 24 Parganas, 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 **SMT. KANA NANDI (PAN- ABQPN2087B, Aadhaar No. 8876 1881 2538)** wife of Priyaranjan Nandi, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at **"Nandi Bhavan"**, Sonarpur Station Road, P.O. - Sonarpur, P.S.- Sonarpur, Kolkata-700150, District -South 24 Parganas have a legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the real estate project is enclosed herewith. The details of the owner are:

SMT. KANA NANDI (PAN- ABQPN2087B, Aadhaar No. 8876 1881 2538) wife of Priyaranjan Nandi, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at **"Nandi Bhavan"**, Sonarpur Station Road, P.O. - Sonarpur, P.S.- Sonarpur, Kolkata- 700150, District -South 24 Parganas

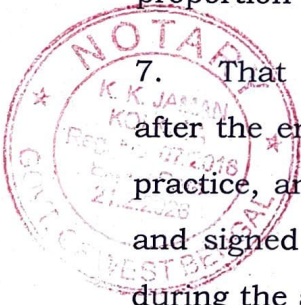
2. That the said land is free from all encumbrances.



23 MAY 2025

BIJOLI HEIGHTS
Santonu Das
Santonu Das
Proprietor

3. That the time period within which the project shall be completed by us is 10/03/2028
4. That seventy per cent of the amounts realised by us 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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



23 MAY 2025

BIJOLI HEIGHTS
Santony Das
 Santony Das
 Proprietor

10. That we 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.

BIJOLI HEIGHTS

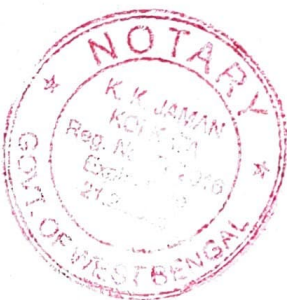
Santanu Das
 Proprietor

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by metherefrom.

Verified by me at *Delipore* on this *23rd* day of *May* 2025



BIJOLI HEIGHTS

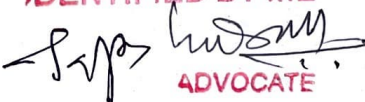
Santanu Das
 Proprietor

Deponent

Signature attested
 on Identification


K. K. JAMAN
 Notary Public, Govt. of West Bengal
 Regd. No.: 07/2016
 Kolkata

IDENTIFIED BY ME


ADVOCATE

23 MAY 2025