

BEFORE THE NOTARY  
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

41AA 239356



TO WHOMSOEVER IT MAY CONCERN

Affidavit cum Declaration

Affidavit cum Declaration of **M/S DEY ENTERPRISE** promoter of the proposed project named "**SWAPNO BHUMII**" represented by its Partner Mr. Swapan Kumar Dey .

I, Sri Swapan Kumar Dey, son of Manik Ranjan Dey , Partner of **M/S DEY ENTERPRISE** ,promoter of the proposed project named "**SWAPNO BHUMII**" do hereby solemnly declare, undertake and state as under:

24 MAR 2026

I, Mr Swapan Kumar Dey. Partner of M/s. Dey Enterprise, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

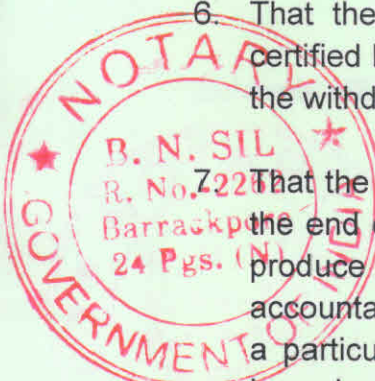
1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) Sri Swapan Kumar Dey [AJEPD8615P] and M/s. Dey Enterprise,[AAWFD9383R] a Partnership Firm under Indian Partnership Act,1932(Act IX of 1932).

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Partnership Firm within the date of 30/03/2030 which is 36 (Thirty Six) months from the date of Commencement of Construction.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the Partnership Firm 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.

24 MAR 2026



8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Sri Swapan Kumar Dey, son of Manik Ranjan Dey, resident at 48 North Nawdapara, Girjatala, P.O-Nawdapara, P.S-Belghara, Kolkata- 700057 in the District of North 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, **DEY ENTERPRISE**  
**DEY ENTERPRISE**

*Swapan Kumar Dey*

Partner  
SWAPAN KUMAR DEY  
PARTNER

### 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 this 24<sup>th</sup> day of March 2026 at Kolkata

**DEY ENTERPRISE**  
*Swapan Kumar Dey*  
SWAPAN KUMAR DEY  
PARTNER

Solemnly affirmed before me on this 24<sup>th</sup> day of March 2026 at Kolkata



SOLEMNLY AFFIRMED  
&  
DECLARED BEFORE ME  
ON... 24 MAR 2026

*Bholanath Sil*  
BHOLANATH SIL  
NOTARY-R/NO-2262  
GOVT. OF INDIA

24 MAR 2026