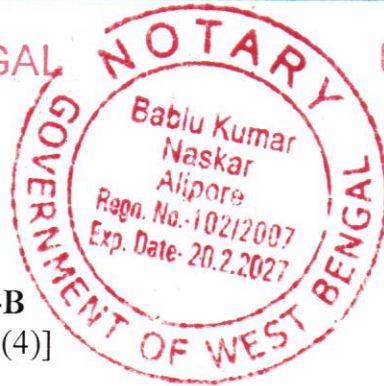


9-41/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 02AC 132556



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Karun Kumar Dey (Dir. Bela Infrastructure Pvt Ltd.) promoter of the proposed project.

I, Sri Karun Kumar Dey Son (PAN BWQPD7967Q), son of Late. S. L. Dey aged about 60 years representing M/s Bela Infrastructure Pvt. Ltd. (PAN AAECB4401H), a company registered in accordance with the provision of Companies Act 1956, as amended, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That BELA INFRASTRUCTURE PVT LTD a company registered in accordance with the provision of Companies Act 1956 represented by Sri Karun Kumar Dey Son (PAN BWQPD7967Q) has a clear marketable legal title to the land on which the development of the project is proposed

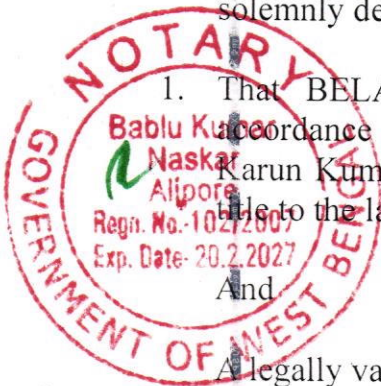
And

A legally valid authentication of the title of such land is enclosed herewith.

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

10 FEB 2025

10 FEB 2025



30 SEP 2024

Serial No. 2737
Name DEBASISH ROY CHOWDHURY
Address Advocate
8, Old Post Office Street
Ground Floor
Kolkata-700 001
Value Rs. P
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges Court 24 Pgs. (S)
Kolkata-700 027

Stamp Vendor

Signature

30 SEP 2024

3. That the time period within which the project shall be completed by M/s BELA INFRASTRUCTURE PVT LTD is 31.03.2028
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

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 _____ on this _____ day of _____.

Deponent

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey
Director

**Solemnly Affirmed & Declared
Before me on Identification**

B K Naskar
B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102/2007
Govt. of West Bengal

Identified by me

Amitabha Ray
Amitabha Ray
Advocate, Alipur Court (W)

10 FEB 2025

