

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'

[See rule 3(4)]



4AC 933172

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 Palash Sikder, Partner of M/s. BSP DEVELOPERS promoter of the proposed project named MINATI APARTMENT at Plot No - 303, SUB BLOCK- 7, BLOCK - B Ward No - 10, Under Kalyani Municipality, Kalyani, Nadia - 741235, WB, India

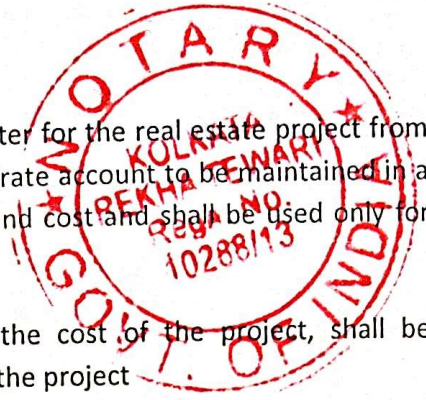
I, Palash Sikder, Partner of M/s. BSP DEVELOPERS promoter of the proposed project named MINATI APARTMENT at Plot No - 303, SUB BLOCK- 7, BLOCK - B Ward No - 10, Under Kalyani Municipality, Kalyani, Nadia - 741235, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. BSP DEVELOPERS has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner, namely Biswajit Gupta, being Deed No. 130305184 of 2025, registered at the Office of the ADSR - Kalyani
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 ~~2026-06-2027~~ 22-06-2027 as per Article VI Point 4 of our JDA and also as per Section 4(2)(I)(c) of the RERA Act, 2016

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M'S. Court
Kolkata-700 001

16 MAR 2026

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Palash Sikder
Deponent

Verification

I Palash Sikder Son of Paresh Sikder Resident of Chanduria Madhyapara, Simurali, Nadia – 741218, 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 16th day of March, 2026

Identified by
[Signature]
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1998

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M.S. Court
Kolkata-700 001

Palash Sikder
Deponent

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
[Signature]
REKHA TEWARI
NOTARY

16 MAR 2026