



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL FORM B 4AC 222933

[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 Krishna Pada Das, Proprietor of M/s. Indian & Indian Construction, promoter of the proposed project **BASU BHABAN**, at Holding No. 51, Gorkhara, 'D' (Narayanpur ) Road, N.S. Road, under Ward No. 11 of Rajpur Sonarpur Municipality, JL No. 22, RS and LR Dag No. 1042, RS Khatian No. – 181, LR Khatian No. 5419, 5420, 5421, 5424, Mouja – Gorkhara, PS – Sonarpur, Kolkata – 700150, WB, India

I, Krishna Pada Das, Proprietor of M/s. Indian & Indian Construction, promoter of the proposed project **BASU BHABAN**, at Holding No. 51, Gorkhara, 'D' (Narayanpur ) Road, N.S. Road, under Ward No. 11 of Rajpur Sonarpur Municipality, JL No. 22, RS and LR Dag No. 1042, RS Khatian No. – 181, LR Khatian No. 5419, 5420, 5421, 5424, Mouja – Gorkhara, PS – Sonarpur, Kolkata – 700150, WB, India, do hereby solemnly declare, undertake and state as under:

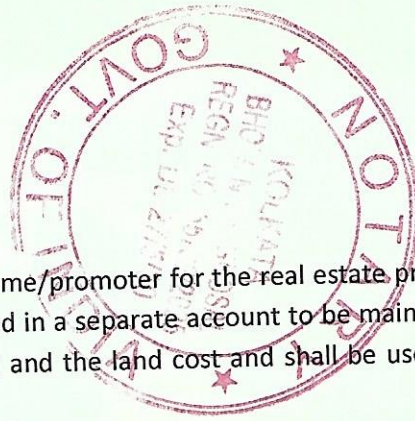
1. That I have a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Maitrayee Basu, Anindita Basu, Anirban Basu and Asish Kumar Basu, being Deed No. 160210225 of 2019, registered at the Office of the DSR – II, South 24 Parganas
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 20-09-2026

26 NOV 2025

26 NOV 2025

BHOLA NATH GHOSAL  
NOTARY GOVT. OF INDIA  
Regn. No. 55792/25  
Court No. 283  
283 Bankshall Street  
Kolkata-700001





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

*Krishna Pada Das*  
Deponent

Verification

I, Krishna Pada Das Son of Nil Krishna Das Resident of Ghasiara, Madhya Para, Sonarpur, Kolkata – 700150, 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 26th day of November, 2025

Signature Only  
Identified by me  
Narayan Ch. Saha  
*Narayan Ch. Saha*  
Advocate  
CJM Court, Kolkata-1  
Enrollment No. WB/305/1989

Solemnly Affirm & Declared Before  
me on Identification of Ld. Advocate

*Bhola Nath Ghosal*  
BHOLA NATH GHOSAL  
NOTARY GOVT. OF INDIA  
REGN. NO. 55792/25

*Krishna Pada Das*  
Deponent

BHOLA NATH GHOSAL  
NOTARY GOVT. OF INDIA  
Regn. No. 55792/25  
CJM Court  
283 Bankshall Street  
Kolkata-700001

26 NOV 2025