

भारतीय गैर न्यायिक

दस
रुपये

10

भारत

TEN
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM - B

[SEE RULE - 3(4)]

Affidavit cum Declataion

Affidavit cum declaration of **Shri. Tarun Banerjee**, S/o. Late C.S. Banerjee residing at 2nd Floor, Flat - 2A, 34/2, Beadon Street, Kolkata, West Bengal - 700006, Designation - Proprietor of M/s. **Kaizen Bulcon**, promoter of the proposed project :

I, of **Shri. Tarun Banerjee**, S/o. Late C.S. Banerjee residing at 2nd Floor, Flat - 2A, 34/2, Beadon Street, Kolkata, West Bengal - 700006, Designation - Proprietor of M/s. **Kaizen Bulcon**, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **Sri Samit Kumar Mitra** have a legal title to the land on which the development of the proposed project is to be carried out,

AND

A legal valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

2. That the land is free from all encumbrances.

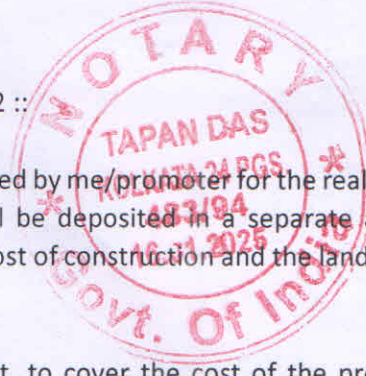
3. That the time period within which the project shall be completed by me/promoter is 27-04-2027.

4 MAR 2024

KAIZEN BUILD CON

Proprietor

:: 2 ::



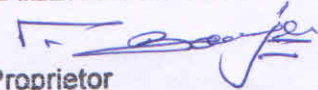
4. That the seventy percent of the amount realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 should be verified during the audit that the amounts collected for a particular project have been utilized 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 regulation 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.

Verification

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

Verified by me at Kolkata on this 04th day of March, 2024.

KAIZEN BUILD CON


Proprietor

DEPONENT

IDENTIFIED BY ME


**T. KR JANA
ADVOCATE**

Solemnly affirms and
Declare before me on
Identification of Ld Advocate


TAPAN DAS
Notary, Govt. of India
Kolkata & 24 Parganas

TAPAN DAS
Notary Govt. of India
Regd. No. 483/94
103, Bankshall Street
Kolkata-700 093

4 MAR 2024