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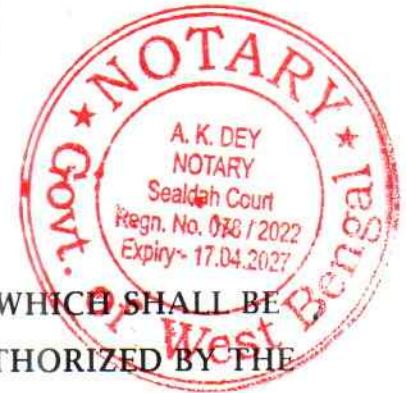
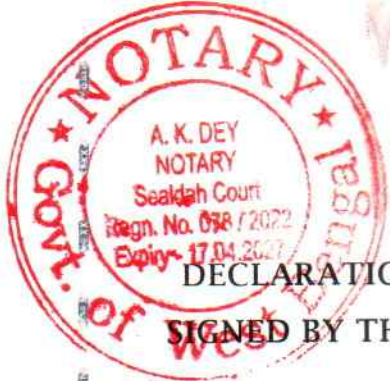
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

91AB 774825



FORM 'B'

[See rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
 SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
 PROMOTER

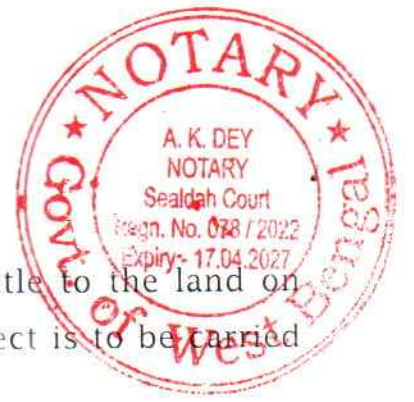
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Asoke Rakshit, partner of M/s.
 Builds Reality Cons, the promoter of the proposed project.

I, Asoke Rakshit, partner of M/s. Builds Reality Cons, promoter of the
 proposed project do hereby solemnly declare, undertake and state as
 under:


A. K. DEY
 NOTARY
 Govt. of West Bengal
 Regd. No.: 078/2022
 Sealdah Court, Kolkata

12 FEB 2024



1. That M/s. Builds Reality Cons have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and M/s. Builds Reality Cons for development of the real estate project is 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 M/s. Builds Reality Cons is March 2025.
4. That seventy per cent of the amounts realised by M/s. Builds Reality Cons 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 which 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.


A. K. DEY
NOTARY
Govt. of West Bengal
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7. That M/s. Builds Reality Cons 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 M/s. Builds Reality Cons shall take all the pending approvals on time, from the competent authorities.
9. That M/s. Builds Reality Cons have / furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That M/s. Builds Reality Cons 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

Builds Reality Construction
Abdur Rasheed
Partner

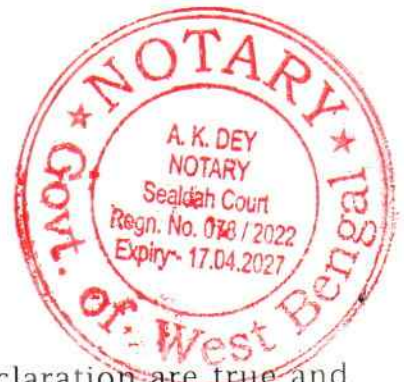

A. K. DEY
NOTARY
Govt. of West Bengal
Regd. No.: 078/2022
Sealdah Court, Kolkata

12 FEB 2024



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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 12-02-2024 day of February 2024.



Identified by me

S. Chandhury

Advocate

Deponent

Builds Reality Construction

A. K. DEY
Partner

Signature of Executant
Attested on Identification by
Ld. Advocate. S. Chandhury
at Sealdah Court

ATTESTED by me

A. K. DEY
NOTARY
Regd. No.: 078/2022
Govt. of West Bengal

12 FEB 2024

12 FEB 2024