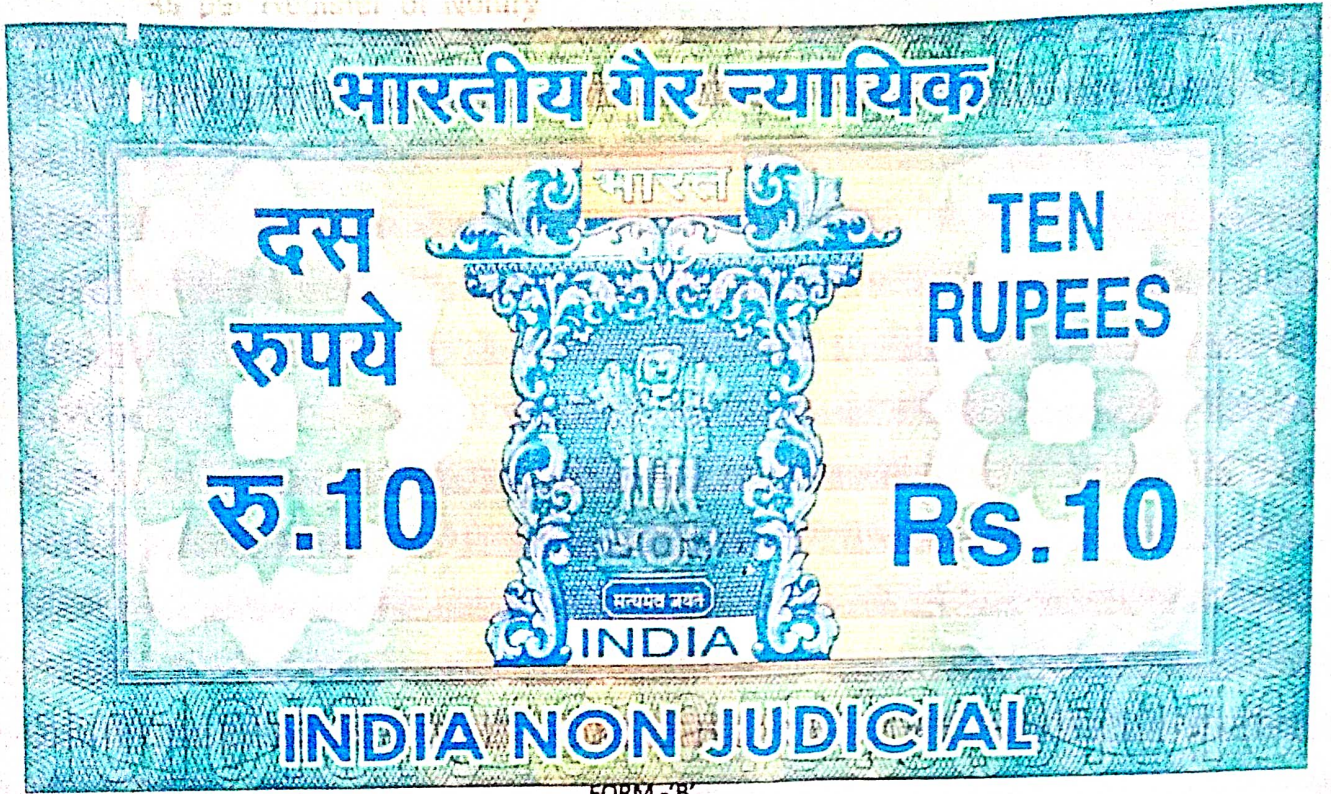


Serial No. 13/2023

As per Register of Notary



FORM - 'B'

पश्चिम बंगाल WEST BENGAL

[See rule 3(4)]

82AB 208447

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 I, Sudip Kumar Mandal, Pan no AKNPM2537P son of Samir Kumar Mandal by faith- Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, being the Proprietor and Promoter of Binayak Groups, having a registered office at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, do hereby solemnly declare, undertake and state as under:

1. Smt. JHARNA THAKURTA (PAN – ABSPT9996M) by Profession House wife of Late Bhola Pada Thakurta, by faith –Hindu By nationality – Indian presently residing at 160, Manicktala Main Road, Bengal Chemical, B-4/2, Purbasha Housing Estate, Post office & Police station – Kankurgachi, Kolkata – 7000 054, district : 24 PGS(N), formerly residing at Chandrodoy Bhavan, Garia Gardens, Kolkata – 70084 District – 24 Pgs(s) has Legal Title to the land to which Development of this project is to be carried out.

2. AND

11 SEP 2023

NOTARIAL

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

BINAYAK GROUPS
Sudip Kumar Mondal

3. That, the said land is free from all encumbrances.

16th May 2024

Proprietor

3. That the Project BINAYAK ASTRA 1 has been completed on 16th April 2023 vide sanction no 2022120181 and has been submitted Online for Applying CC Certificate reference no C2022120181 dated 17th August 2023.

4. That, seventy per cent of the amounts realized by us/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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, We / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, We / promoter shall take all the pending approvals on time from the competent authorities.

9. That, We / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, We / 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

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 11th day of September 2023.

Deponent

BINAYAK GROUPS
Sudip Kumar Mondal
Proprietor

Handwritten:
K. R. S. Reddy
Advocate
High Court
Cuddalore
Enrolment No: 123/1675/1992

Stamp:
ABDUL HANIF MOJIB
Advocate
Regd. No. 2380/2011
High Court, Cuddalore
M - 8831704066

11 SEP 2023