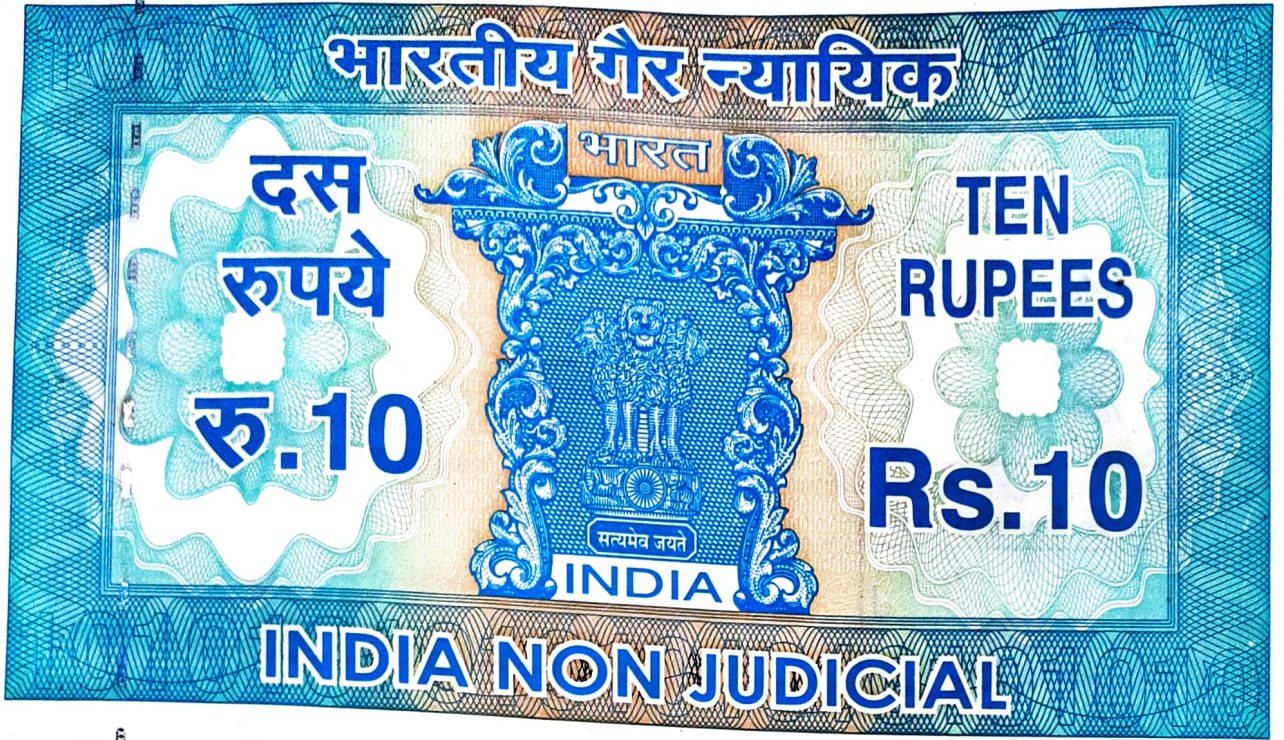


SL NO. 7



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

91AB 153602

FORM 'B'
[See rule 3(2)]

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 Bijoy Haldar, (PAN: ABUPH4656G) son of Late Nemai Haldar, age about 52 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at A/17/1, East Rajapur, Post Office - Santoshpur, Police Station - Survey Park, District - South 24 Parganas, Kolkata - 700075, Proprietor of the promoter (**M/S. VENUS CONSTRUCTION**) of the proposed project "**Binayak Apartment - Tower II**" situated at Premises No. 242, East Rajapur, Ward No. 103 Now 109 under KMC, Post Office - Santoshpur, Police Station - Purba Jadabpur now Survey Park, District - South 24 Parganas Kolkata - 700075, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27/02/2024;

I, Bijoy Haldar, Proprietor of the promoter (**M/S. VENUS CONSTRUCTION**) having registered office at A-26, Calcutta Greens Commercial Complex, First Floor, 1050/2 Survey Park, Post Office - Santoshpur, Police Station - Survey Park, District - South 24 Parganas, Kolkata - 700075) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

VENUS CONSTRUCTION

27 FEB 2024

Bijoy Haldar
Proprietor

1. (a) **Mr. Swapan Kumar Banerjee** (PAN No. ADZPB8843L) son of Late Ganesh Chandra Banerjee, (b) **Mrs. Mina Banerjee** (PAN NO. ADYPB3350R) wife of Late Tapan Kumar Banerjee, (c) **Mr. Dipanjan Banerjee** (PAN No. ALTPB5666K) son of Late Tapan Kumar Banerjee, (d) **Mrs. Sharmila Banerjee** (PAN No. BCJPB2093L) wife of Late Tapas Kumar Banerjee, (e) **Mrs. Deblina Banerjee** (PAN No. BFSPB0282H) daughter of Late Tapas Kumar Banerjee, all by religion - Hindu, and all residing at 27 New Tollygunge, P.O - Purba Putiary, P.S.- Regent Park, Kolkata - 700093, has a legal title to the land on which the development of the proposed project is to be carried out.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 30/09/2024.

4. That seventy percent of the amounts realised 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 schedule 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.

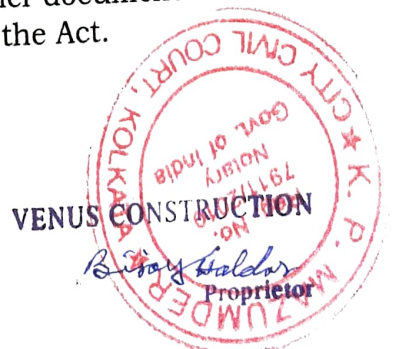
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

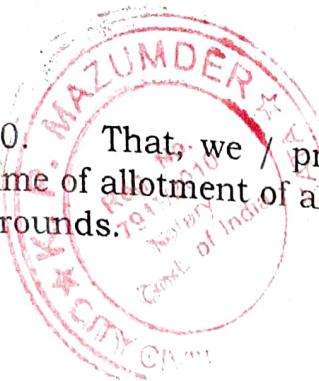
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

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

27 FEB 2024



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.



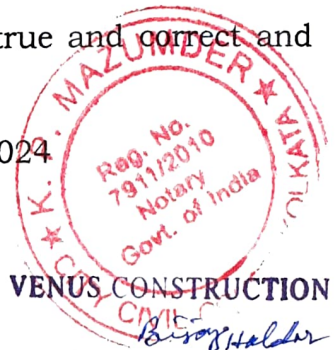
VENUS CONSTRUCTION

Bisoy Halder
Proprietor
Deponent

Verification

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 27th day of February, 2024.



VENUS CONSTRUCTION

Bisoy Halder
Proprietor
Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME

[Signature]
ADVOCATE



27 FEB 2024