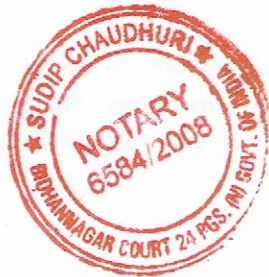


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

72AB 493017



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

**Affidavits cum Declaration of Mr. Arun Kumar Goenka being representative for the promoter of the proposed project vide its authorization dated 18.03.2024.**

I, Mr. Arun Kumar Goenka S/o Late Sri Nagarmal Goenka aged 61 R/o 120, Block "C", Bangur Avenue, P.S. Lake Town, P.O. Bangur Avenue Kolkata - 700055 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That Lumex Vinimay (P) Ltd. & others have a legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the 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.
- 2 That the said land is free from all encumbrances.
- 3 That the time period within which the project shall be completed by promoter is 30.06.2029.
- 4 That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in

ATTESTED  
S. CHAUDHURI  
\* NOTARY \*  
GOVT. OF INDIA  
Regd. No.-8594/08  
Bidhannagar Court  
Dist:-North 24 Pgs

22 MAR 2024

বনভূমিসিয়ার স্ট্যাম্প মূল্য ১০.৮৩ টাকা  
ক্রমিক নং ১৩৯  
নাম  
ঠিকানা



*[Handwritten Signature]*

স্ট্যাম্প ডেজার - শ্রী অলোক মণ্ডল  
মোতাম- এ.ডি.এস.আর ঘাটেশ্বর, দঃ ২৪ পরগণা  
০ 3 JAN: 2024



০ 3 JAN: 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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**

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 22nd day of March, 2024.

  
Deponent

  
**ATTESTED**  
**S. CHAUDHURI**  
**★ NOTARY ★**  
**GOVT. OF INDIA**  
**Regd. No.-6584/08**  
**Bidhanagar Court**  
**Dist.-North 24 Pgs**

**Identified by me**

  
Advocate  
**MANOJ BASU**  
Advocate  
Enrolment No-F-247/2006  
Bidhan Nagar Court  
Kolkata-700091

**22 MAR 2024**