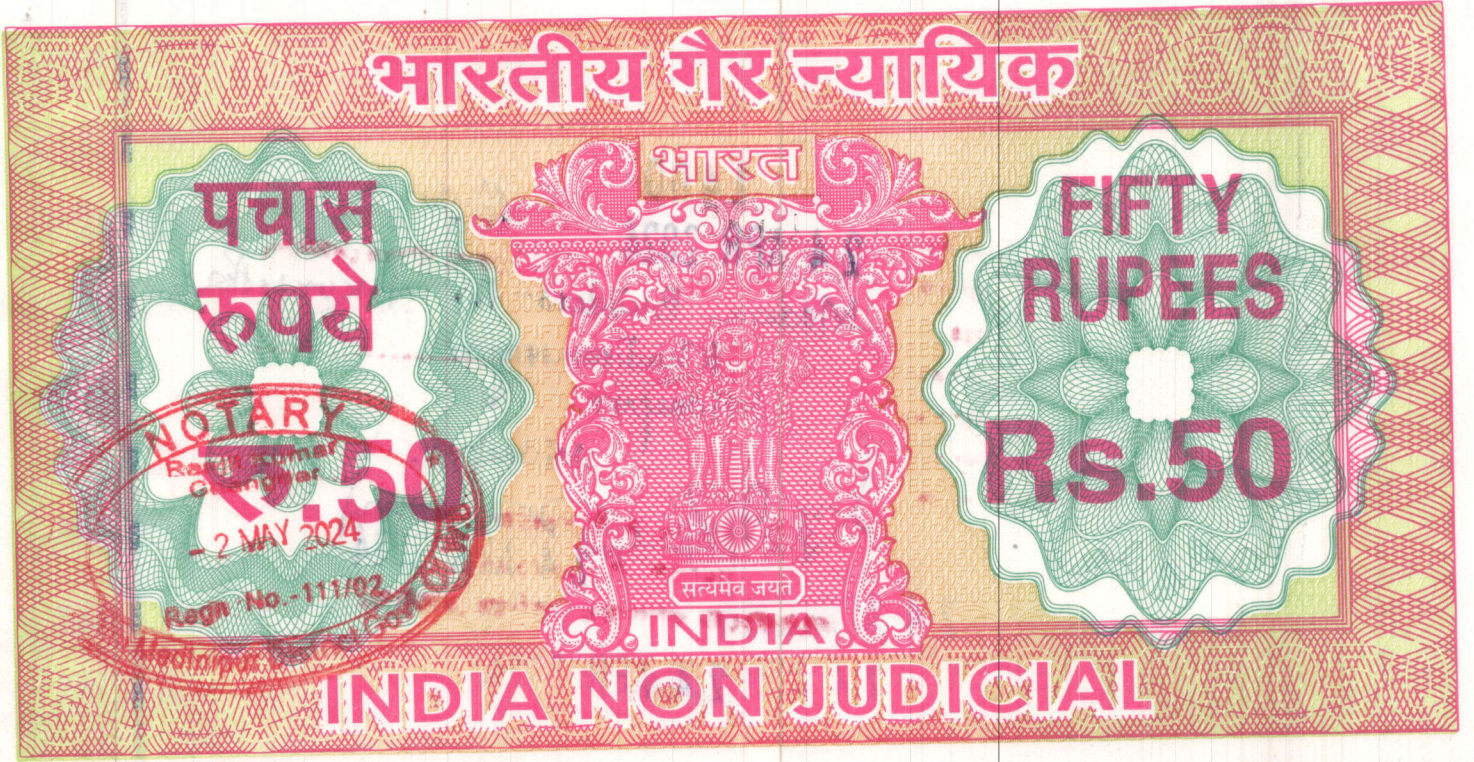


भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 893145

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ankur Lodha being representative for the promoter of the proposed project vide its authorization dated 30/04/2024.

I, Ankur Lodha S/o Kamal Kishore Lodha aged 41 Years R/o Salboni Midnapore P.O – Salboni P.S Salboni Dist Paschim Midnapore 721147 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

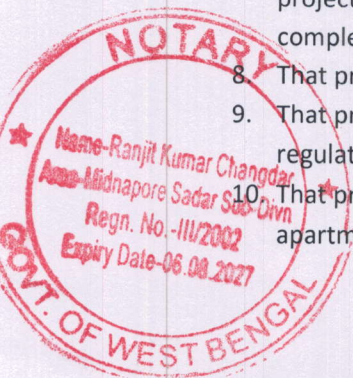
- That Krishna Roy Chowdhury has a legal title to the land on which the development of the project is to be carried out
And a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
- That the said land is free from all encumbrances.

Affidavit No. R.C. 982 Dt. 2 MAY 2024
Solemnly Affirmed & Declared Before me
by A. Lodha
who is duly identified
by H. P. Manna
Advocate Law Clerk

RANJIT KUMAR CHANGDAR
Notary Regd No. - 111/02 (M)
Sub. Dir. Dist. Paschim Midnapore

H. P. Manna
Advocate
2/5/24

3. That the time period within which the project shall be completed by promoter is **(31/12/2026)**.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.



MODERN BUILDERS
[Signature]
 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 on this 02nd May 2024.

MODERN BUILDERS
[Signature]
 PROPRIETOR
 Deponent

02 MAY 2024

Affidavit No. R.C. 9821 Dt. _____
 Solemnly Affirmed & Declared Before me
 by A. Latha
 who is duly identified
 by H. P. Manna
 Advocate/ Law Clerk

[Signature] 02-5-2024

RANJIT KUMAR CHANGDAR
 Notary Regd No. - 111/02 (W 9)
 Sadar Sub- Divn., Dist. - Paschim medinipur

[Signature]
 Hariprada Manna
 Advocate
 21/5/24.

MODERN BUILDERS

100, Main Street, Kolkata

MODERN BUILDERS

100, Main Street, Kolkata

100, Main Street, Kolkata



1400

60000

24 APR 2024

Modern Builders - for Ankur Lokha.

Khudiram Nagar.

Midnapur

Midnapur.

[Handwritten signature]

24 APR 2024

24 APR 2024

24 APR 2024

