



पश्चिम बंगाल पश्चिम बंगाल

WEST BENGAL



82AB 371749

[See Rule 3(4)].

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

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Binay Kumar Dubey promoter of the proposed project "THE HUB (Garments Hub by BD Group)", vide his authorization dated 21/04/2023.

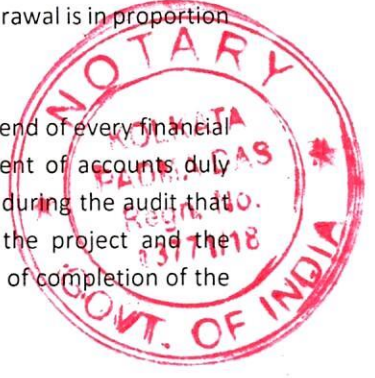
I, Binay Kumar Dubey, promoter of the proposed project "THE HUB (Garments Hub by BD Group)", do hereby solemnly declare, undertake and state as under:

1. That, I have a legal title to the land on which the development of the proposed project is proposed,
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup> December 2023.
4. That seventy percent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

**PADMA DAS**  
**NOTARY**  
Regn. No. 1372/18  
C.M.M's Court  
Kolkata-700 001

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



**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 26 Day of JULY, 2023.

  
Deponent

Identified by Me  
Mimadri Chakraborty  
Advocate  
Enrollment No. WB/154-A/199  
C.M.M. Court - Kolkata

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

  
PADMA DAS  
NOTARY

PADMA DAS  
NOTARY  
Regn. No. 1377/18  
C.M.M's Court  
Kolkata-700 001

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