

Serial No. 11/2023

# भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

## INDIA NON JUDICIAL

FORM - 'B'

91AB 118546



पश्चिम बंगाल WEST BENGAL

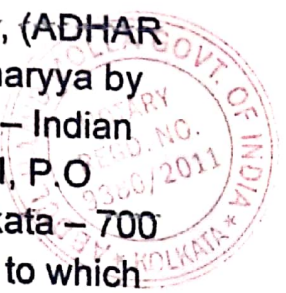
[See rule 3(4)]

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) Sm. JAYA BHATTACHARYYA, (PAN – ACZPB8966H), (AADHARA NO – 6945 7303 8174) wife of Late Amal Kanti Bhattacharyya by occupation – Housewife and (2) SRI BIRESWAR BHATTACHARYYA, (PAN – BLVPB9994B), (ADHAR NO – 8120 5588 3509), son of Late Amal Kanti Bhattacharyya by occupation – Service, both by faith – Hindu By nationality – Indian both residing at Flat No. 1, DL -231, Salt Lake, Sector –II, P.O Bidhannagar Sech Bhawan, P.S Bidhannagar(east) Kolkata – 700 091 District – North 24, has jointly Legal Title to the land to which Development of this project is to be carried out.



22 NOV 2023

22 NOV 2023





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

3. That the Project BINAYAK ASTRA 2 has been completed on 30th June 2025 vide sanction no 2023120208.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 11<sup>th</sup> day of November 2023.

Deponent

**BINAYAK GROUPS**  
Sudip Kumar Mandal  
Proprietor



IDENTITY OF PERSONS WHO SIGN IN MY PRESENCE  
*Kolita Pal*  
ADVOCATE  
ENROLL NO. 93807/2011  
High Court Calcutta

*[Signature]*  
ABDUL HAMID MOLLA  
NOTARY  
Advocate High Court Calcutta  
Reged. No. 93807/2011  
Government of India  
High Court Calcutta  
Gate No 'E'  
M-9831104098

22 NOV 2023