

Serial No. A/...../2023

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



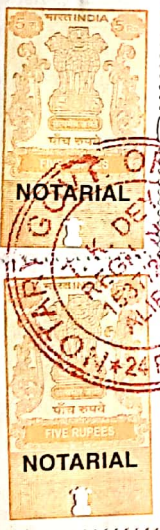
FORM - 'B' BEFORE THE NOTARY PUBLIC

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL GOVERNMENT OF INDIA
[See rule 3(4)] ALIPORE POLICE COURT



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) Sri. Swapan Kumar Mukherjee (PAN – AEJPM4308Q) by Profession retired son of Late Bisweswar Mukherjee, by faith –Hindu By nationality – Indian presently residing at 11, Avenue South, P.O Santoshpur P.S Survey Park Kolkata – 700075 District south 24 parganas and 2) SMT Sathi Panti (PAN BBMPP3937P) wife OF Sri Sudip Kumar Mandal By Faith Hindu By Occupation Service by Nationality Indian Residing at B/35 Ganga Nagar, P.O Mukundapur, P.S Purba Jadavpur, District South 24 parganas Kolkata – 700099 have Legal Title to the land to which Development of this project is to be carried out.

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.

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3. That, the said land is free from all encumbrances.
3. That the Project BINAYAK PURPLE has been completed on 30th December 2023 vide sanction no 2021120176 dt 28/08/2021 and has been submitted Online for Appling CC Certificate reference no C2021120176 dated 22nd August 2023.
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 10th October 2023.

Deponent

Solemnly Affirmed & Declared
before me on identification

BINAYAK GROUPS
Sudip kumar Mandal
Proprietor

I duly by me.
Rajendra
Asuri
High Court, Calcutta
WS/675/1992
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T. K. Dey, Notary
Alipore Judge/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

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