



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 268558

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

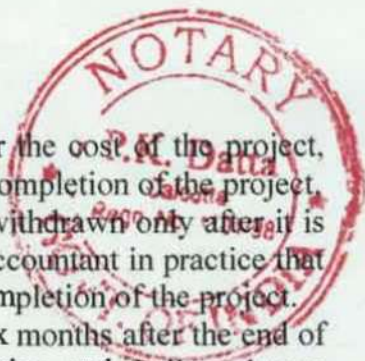
**Affidavit cum Declaration of Mr. Subhash Chandra Balasaria
representative of promoter of the project, duly authorized by the promoter
of the project vide their authorization dated 4th November 2022:**

I, Subhash Chandra Balasaria Son of Late Surajmull Balasaria aged 62 Resident of 23, Raja Santosh Road, Ambika Gardens, Kolkata – 700027, representative of promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is going on.
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 31st March 2027 (Project Completion Date).
4. That seventy per cent of the amounts realised 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.

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Notary
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2 & 3, Bankhall Street
Calcutta - 700 001

26 APR 2023



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For BNBK Developer LLP

[Signature]
 [Subhash Chandra Balasaria]
 (Signature of Authorized Signatory)
 (Subhash Chandra Balasaria)

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 26 APR day of 2023.

For BNBK Developer LLP

[Signature]
 [Subhash Chandra Balasaria]
 (Signature of Authorized Signatory)
 (Subhash Chandra Balasaria)

Deponent

IDENTIFIED BY ME
[Signature]
 P.G. SHAW
 Advocate

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PANCHU GOPAL SHAW
 Advocate
 CMM'S Court
 Regd No.- F692/863
 Kolkata - 1

Solemnly affirmed &
 Declared before me on
 notification of advocate
[Signature]
 P. K. DATTA
 Notary

26 APR 2023