

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 96AB 060031



FORM 'B'

[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. Ankit Murarka, duly authorized by the promoter of the proposed project "Barefoot Farmestates By Arrjavv", vide his authorization dated 03/04/2024.

I, Mr. Ankit Murarka, duly authorized by the promoter of the proposed project "Barefoot Farmestates By Arrjavv", do hereby solemnly declare, undertake and state as under:

1. That M/s Balaji Construction Private Limited, M/s Nirmalkunj Realestate Private Limited, M/s Arrjavv Farms & Project LLP and Mr. Mahendra Kumar Pandya has the legal title to the land on which the development of the proposed project by the developer is been carried out.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.-2700/04
C.M.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001
08 APR 2024

105192

TO
 SOLD TO **B. K. JAIN & CO.** Advocate
 OF
 RS. **6A. Kiran, Sarat Roy Road**
Kolkata - 700001
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
I. NO. 351RS2016

27 FEB 2024

27 FEB 2024

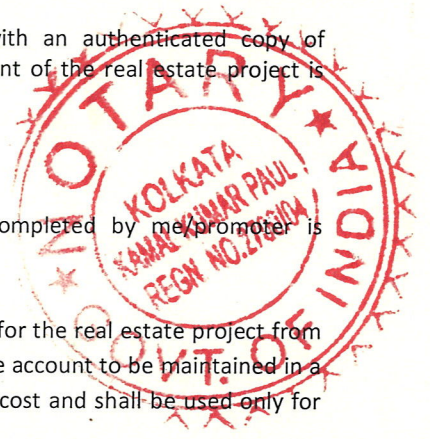


KAMAL KUMAR RAO
 NOTARY GOVT OF INDIA
 Regd No - 170004
 1 & 2 Bala Sree Street
 Kolkata - 700001
 08 APR 2024

And

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and developer for development of the real estate project is enclosed herewith.

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 **26/12/2030**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 8th Day of April, 2024.

ARRJAVV FARMS AND PROJECT LLP

[Signature]

Partner/Authorised Signatory

Deponent

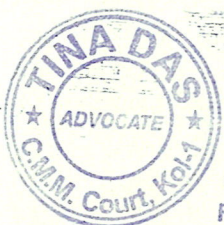
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.-2700/04
C.M.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

[Signature]

KAMAL KUMAR PAUL, NOTARY
Govt of India, Regn No-2700/04

08 APR 2024



Identified by me

[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21



ARRIVAL FAKIRAS AND -KNOTT L...

[Handwritten signature]

Solely Affirmed & Decided Before
me on Identification of Advocate

KAMAL KUMAR PATEL, NOTARY
Govt. of India, Room 1143-31001

08 APR 2024

KAMAL KUMAR PATEL
NOTARY GOVT OF INDIA
Room No-270004
O.M.H. & Court
2 & 3 Bankhall Street
Kolkata-700011

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