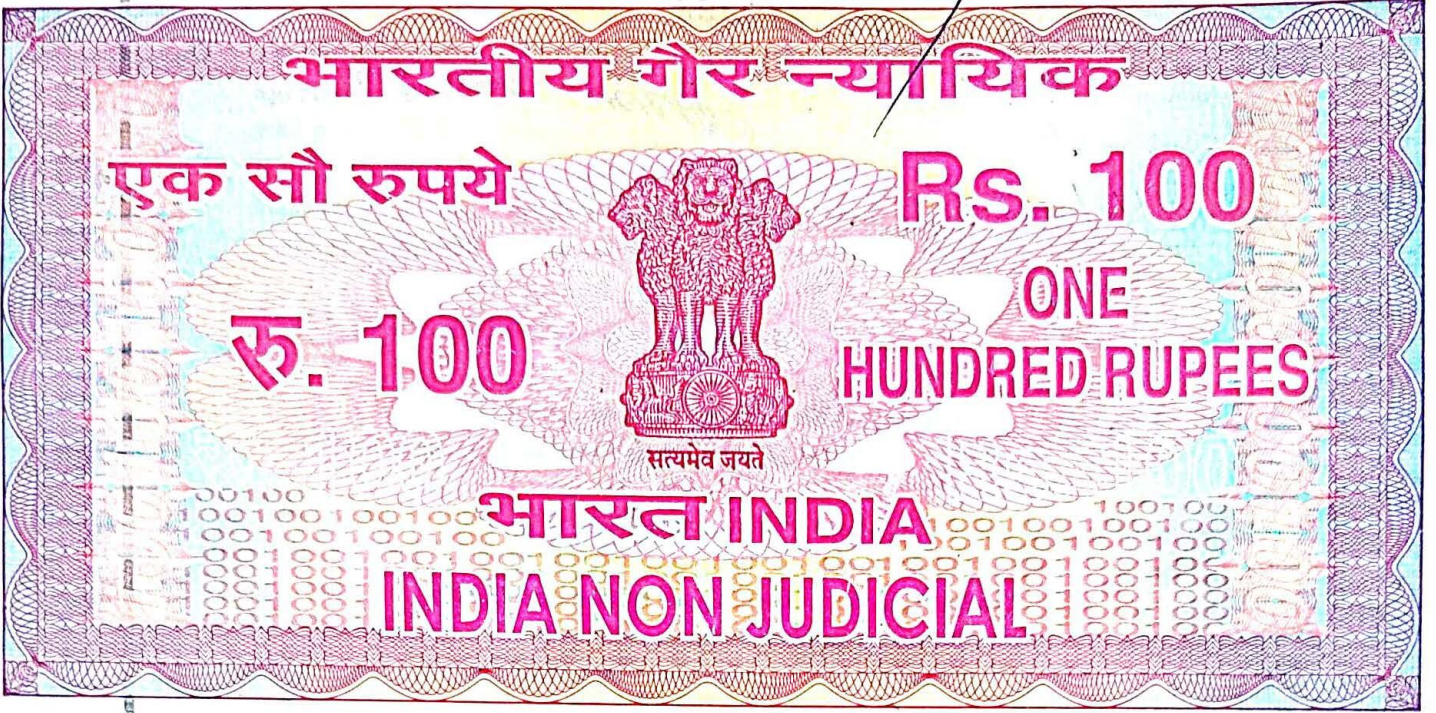


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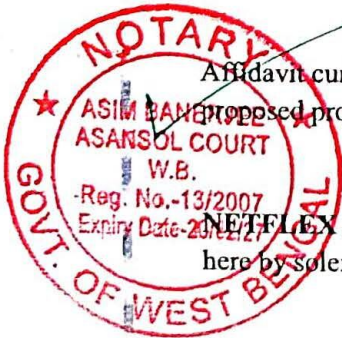
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 978553

FORM 'B'

See rule3(4)

Affidavit cum Declaration



Affidavit cum Declaration of Director of NETFLEX HOMES PVT. LTD, promoter of the proposed project JYOTI COTTAGE ROW HOUSE -1;

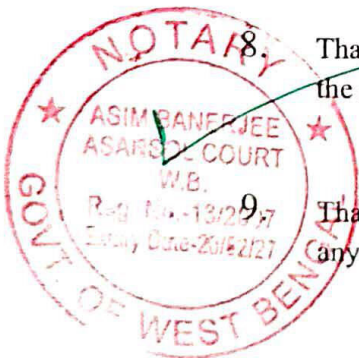
I, Md. Kalimuddin son of Late Md. Moinuddin, authorized Director of NETFLEX HOMES PVT. LTD (PAN: APKPK4193F) promoter of the proposed project do here by solemnly declare, undertake and state as under:

25 APR 2024

1. That I / promoter have entered in to joint development agreement/collaboration agreement/development agreement or any other agreement with **Sri Joydeb Mondal**, who possess a legal title to the land on which the development of the proposed project is to be carried out 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 project is enclosed herewith.
2. That the said and is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter within **3 years from the date of sanction plan by AMC, i.e., by 31.01.2026.**
4. That seventy percent of the amount realized 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect/Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That I/ promoter shall get the accounts audited within six months after then do forever financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for particular project have been utilized for the project and the withdrawal have been made in compliance with the proportion to the percentage of completion of the project.
7. That I/ promoter shall take all the pending approval some time, from the competent authorities.

8. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.



25 APR 2024

Verification

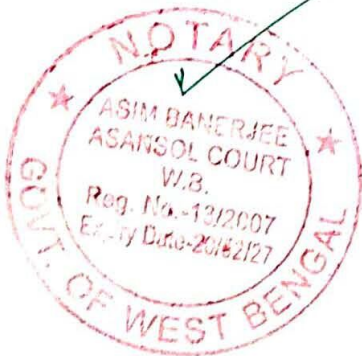
Deponent

NETFLEX HOMES PVT. LTD.

Md. Kalimuddin

Director

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from verified by me at Asansol on this 24th April of 2024.



**Solemnly confirmed & declared on
oath before me on identification**

Asim Banerjee
**ASIM BANERJEE
NOTARY, Regd. No. - 13/2007
Govt. of W.B., Asansol Court**

25 APR 2024