



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 081873

**FORM-B**  
[see rule 3(4)]



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Piyush Bhartia promoter of the proposed project / duly authorized by the promoter of the proposed project vide his authorization dated 29/08/18

I, PIYUSH BHARTIA Son of LATE BISWANATH BHARTIA aged 65 years R/o 6 National Library Avenue, Kolkata 700027 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 I / promoter have/has a legal title to the land on which the development of the project is proposed A legally valid authentication of the 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.
2. That the said land is free from all encumbrances.

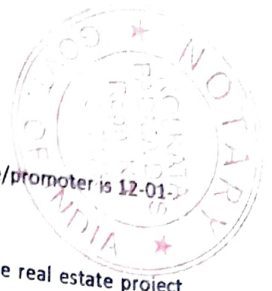
- BANAJ DEVELOPERS PRIVATE LIMITED

*[Handwritten Signature]*  
DIRECTOR

**PADMA DAS**  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata, 700 001

01 FEB 2023

...itted successfully with payment.



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3. That the time period within which the project shall be completed by me/promoter is 12-01-2026 (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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 BANAJ DEVELOPERS PRIVATE LIMITED  
 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 1st day of February, 2023

Identified by me  
  
**Soma Dutta**  
 Advocate  
 M. Court, Kolkata-1  
 Regn. No.- F-1496/21

**PADMA DAS**  
**NOTARY**  
 Regn. No. 13771/18  
 C.M.M's Court  
 Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED  
 BEFORE ME ON IDENTIFICATION  
  
**PADMA DAS**  
**NOTARY**

01 FEB 2023

Deponent  
 For BANAJ DEVELOPERS PRIVATE LIMITED  
  
 DIRECTOR