

BEFORE THE NOTARY  
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29AA 548412

11  
10 JUL 2023

FORM B

[see rule 3(4)]

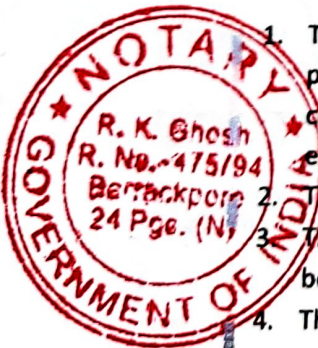
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of BALAJI GROUP, represented by its sole proprietor Mr.Rakesh Kumar Jaiswal promoter of the proposed project namely BALAJI GREEN VATIKA.

I,Rakesh Kumar Jaiswal son of Late Bhagwan Prasad Jaiswal, sole proprietor of BALAJI GROUP do hereby solemnly declare, undertake and state as under:

1. That the company has a legal title to the land on which the development of the project is proposed 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.
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 on or before 19/06/2026.
4. That the project has started from June, 2022 but realizations from selling flats are just started and not figure up yet. The amount which will be realized from allottees time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.



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8.6.23

স্ট্যাম্প মূল্য -

ভেদায় -

~~8.6.23~~

Balaji Bafn  
Kushn

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেদায় - শ্রী হারাল চন্দ্র সাধু

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DECLARATION SUPPLIED BY AN APPLICANT WHICH SHALL BE SIGNED BY THE PROMOTER OR  
A PERSON AUTHORIZED BY THE PROMOTER

RESIDUAL CUM DECLARATION

Affiant, cum-Declarant of BALAJI GROUP, represented by its sole proprietor Mr. Keshu Kumar  
Kumar is the promoter of the proposed project, namely BALAJI OR EIN VADIA.

Mr. Keshu Kumar is a son of Late Shriwan Prasad Mishra, who is proprietor of BALAJI GROUP and  
is hereby solemnly declaring, undertake and state as under:

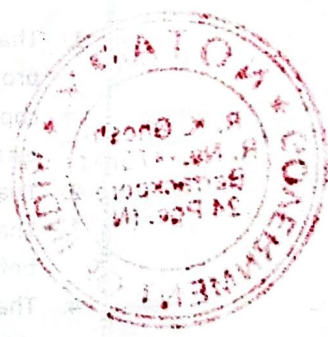
That the land on which the development of the project  
proposed is situated is the property of the owner and promoter for development of the land.

That the project is situated in the land on which the development of the project  
proposed is situated is the property of the owner and promoter for development of the land.

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5. That the amount 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 utilized for the 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.

**BALAJI GROUP**

*Rakesh Kumar Jaiswal*  
Proprietor

DEPONENT

Verification

I, Rakesh Kumar Jaiswal son of Late Bhagwan Prasad Jaiswal, resident of AE-6, Rabindrapally, Bideesha Apartment, Flat no.1, 2<sup>nd</sup> floor, Kestopur, Kolkata-700101 do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

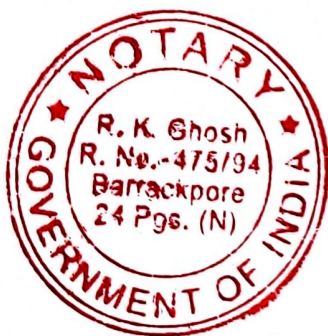
Verified by me at Kolkata on this 7<sup>th</sup> July, 2023.

**BALAJI GROUP**

*Rakesh Kumar Jaiswal*  
Proprietor

DEPONENT

*certified by me*  
*R.K.*  
*Advocate*  
*10/07/2023*



SOLEMNLY AFFIRMED AND  
DECLARED BEFORE ME ON  
IDENTIFICATION

ON... 10 JUL 2023  
*R.K.*

RANJIT KUMAR GHOSH NOTARY  
GOV. OF INDIA, REGD. NO. - 475/94

10 JUL 2023