

# भारतीय गैर न्यायिक

दस  
रुपये  
₹.10



TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL



WEST BENGAL

77AB 787853

FORM 'B' [See rule 3(4)]

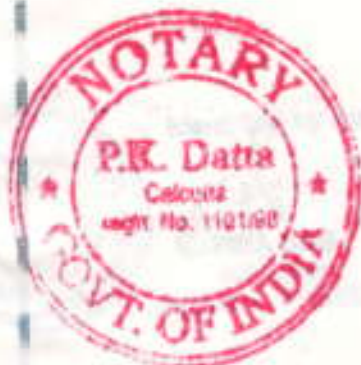
Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Anuva Sinha, duly authorized by the promoter of the proposed project, vide their authorization dated 17<sup>th</sup> March, 2023 ;

I, Mrs. Anuva Sinha duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Lessee has 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 lessee and promoter for development of the real estate project is enclosed herewith.

2. That details of encumbrances, the Promoter and Lessee have availed Construction Finance on the project from Kotak Mahindra Investment Ltd vide Indenture of Mortgage without Possession registered before Assistant Registrar of Assurances-IV, Kolkata being Indenture No. 190401109 for the year 2023 and Indenture of Mortgage without Possession registered before Assistant Registrar of Assurances-IV, Kolkata being Indenture No. 190401108 for the year 2023.



P. K. Datta  
Notary  
Regn. No. 1101/08  
C.M.M.'s Court  
7 & 3, Bankahall Street  
Calcutta, 700 001

8 4 APR 2023

Sold To.....  
 Name.....  
 Address.....  
 22 MAR 2023  
 Rs.....  
 C.M.M.'s Court  
 2, Bankshall Street, Kol-1

150626  
 Belani NPR Projects LLP  
 257/A, D.P.S. Road  
 Kol-33

ABANISH KUMAR DAS  
 Govt. License Stamp Vendor  
 C. M. M.'S Court  
 2, Bankshall Street, Kol 1



*(Faint, mirrored text from the reverse side of the document, including phrases like 'I hereby certify that the above is a true and correct copy of the original document...')*

P.K. Das  
 Notary  
 Govt. License Stamp Vendor  
 C.M.M.'S Court  
 2, Bankshall Street, Kol 1



04 APR 2023



3. That the time period within which the project shall be completed by the promoter is 30<sup>th</sup> June, 2027 with a grace period of 6 (six) months thereafter.
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 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 prescribed 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.

Deponent  
 For Belani NPR Projects LLP  
*Anuva Sinha*  
 Anuva Sinha  
 Authorised Signatory  
 Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

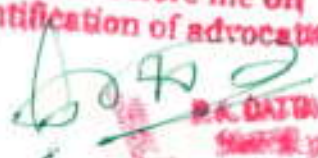
Verified by me at Kolkata on this 22<sup>nd</sup> Day of March, 2023.

Deponent  
 For Belani NPR Projects LLP  
*Anuva Sinha*  
 Anuva Sinha  
 Authorised Signatory  
 Authorised Signatory



Identified by me  
  
 TINA DAS  
 Advocate  
 Regn No. - F-1322/21

**Solemnly Affirmed & Declared before me on Identification of advocate**

  
 P.K. DATTA  
 Notary

04 APR 2023

**P. K. Datta**  
 Notary  
 Regn. No., 1101/98  
 C.M.M.'s Court  
 7 & 1, Bankshall Street