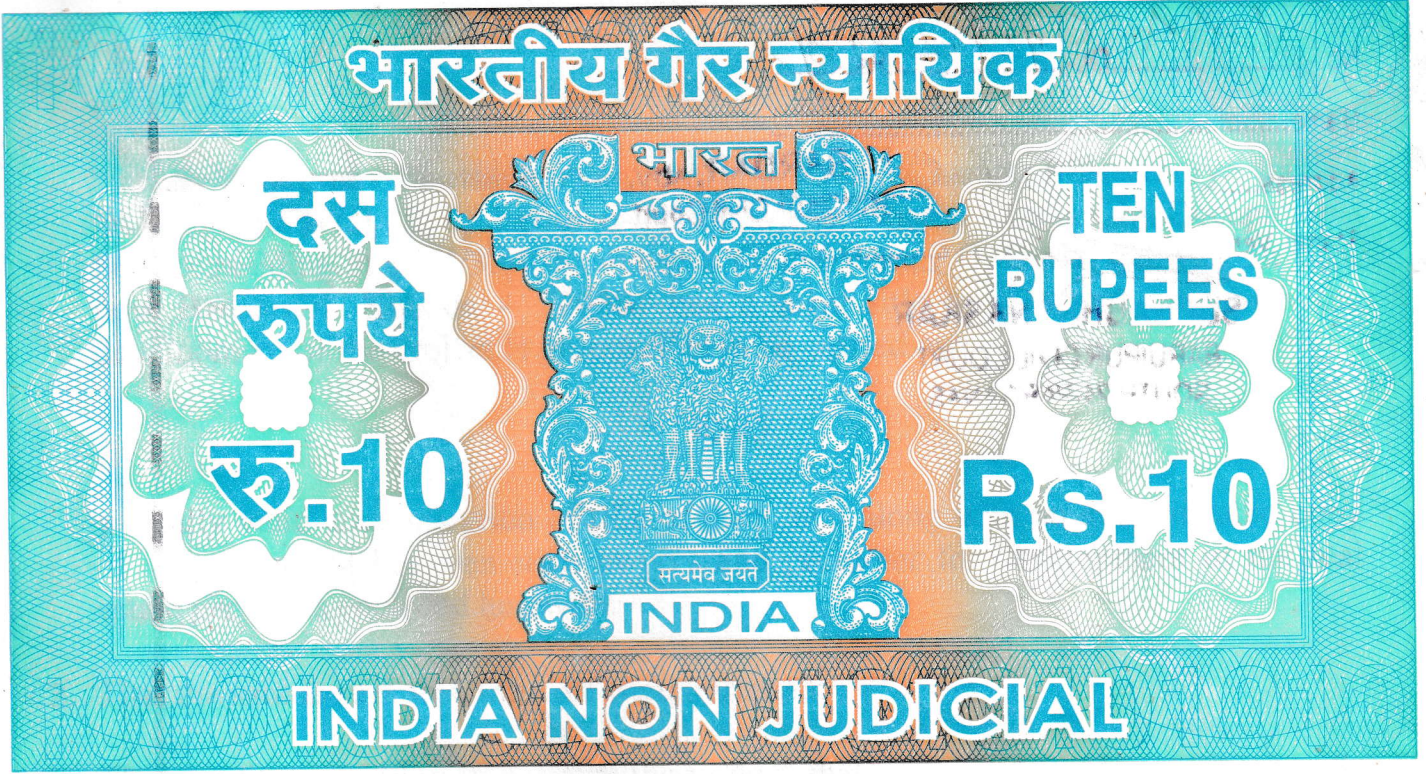


Serial No A/ 62 /2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 730033



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Aparna Mukherjee(PAN – AJLPM3471B) Wife of Ashim KumarMukherjee, age about 57 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at A-48, Brahmapur South, P.O. Brahmapur, P.S. – Bansdrone, Dist.-South 24 Parganas, Kolkata – 700096, Proprietor of the Promoter (**Mukherjee Associates**)of the proposed project “**K. D. TOWER**” situated at Premises No.-260, Brahmapur Nath Para, Ward No. 111 under K.M.C, P.O. Brahmapur, P.S. – Bansdrone, Dist.- South 24 Parganas, Kolkata – 700096 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/09/2023

I, Aparna Mukherjee, Proprietor of **Mukherjee Associates**(having theregistered Office at A-48, Brahmapur South, P.O. Brahmapur, P.S. – Bansdrone, Dist.-South 24 Parganas, Kolkata – 700096), Promoterof the proposed project do hearby solemnly declare, undertake and state as under:

13 SEP 2023

FOR MUKHERJEE ASSOCIATES

Aparna Mukherjee
Proprietor

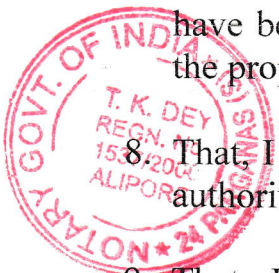


1. **Shri Subir Kumar Bhattacharya** son of Sri Amulya Chandra Bhattacharya, having PAN – AOKPB7500E, by Religion- Hindu, by Nationality - Indian, by Occupation - Service, residing at V/54/32A, Brahmapur Ghosh Para, P.O. Garia, P.S. Regent Park now Bansdroni, Kolkata – 700084 has a legal title to the land on which the development of the project is proposed 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 owners 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 us/promoter is 30/09/2025.
4. That seventy percent of the amounts realised by us/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 schedule 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 utilized 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.



FOR MUKHERJEE ASSOCIATES

13 SEP 2023

Aparna Mukherjee
Proprietor



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.

FOR MUKHERJEE ASSOCIATES

Aparna Mukherjee
Proprietor

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 13th day of September, 2023

FOR MUKHERJEE ASSOCIATES

Aparna Mukherjee
Proprietor

Deponent



Signature Attested
On Identification

T. K. Dey
K. Dey, Notary
Alipore Judge/Police Court, Cal-27
Regd. No.-1537/2000, Govt. Of India

13 SEP 2023

Identified by me

Nabakumar Mukhopadhyay
Advocate

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999

13 SEP 2023