



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 87AB 494514



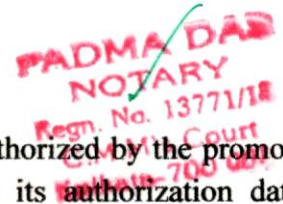
**FORM 'B'**

[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 **Mr. Sanajit Laskar**, duly authorized by the promoter of the proposed project "**MARTIN HORNBILL**", vide its authorization dated 09.10.2023.



**31 OCT 2023**

43178

22 SEP 2023

.....D.M.C.....  
 SOLD TO..... S. DAS  
 ADDRESS..... Advocate  
 High Court Calcutta  
 RS.....

22 SEP 2023

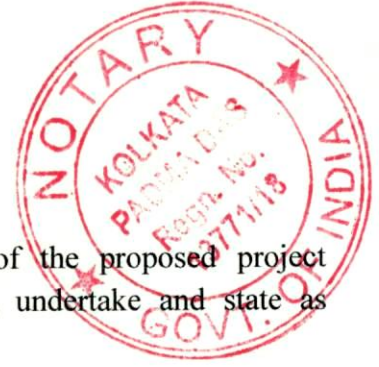
CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA.

22 SEP 2023



DECLARATION SUPPORTED BY A ... SHALL BE  
 SIGNED BY THE PROMOTER OR ...  
 PR. ...  
 Affidavit cum Declaration  
 Affidavit cum Declaration of Mr. ...  
 of the proposed project ...



I. **Sanajit Laskar**, duly authorized by the promoter of the proposed project “**MARTIN HORNBILL**”, do hereby solemnly declare, undertake and state as under:

1. **Mrs. Ratna Mitra & Mr. Pinaki Mitra** 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 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 is 31.12.2025.
4. That seventy percent of the amounts realised 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

31 OCT 2023

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

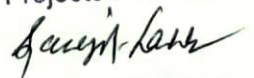
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**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 31st Day of October, 2023.

For Martin Infra Projects Pvt. Ltd.



Director

Deponent

**ATTESTEL**  
  
**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700001

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

**31 OCT 2023**