



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Balai Kumar De duly authorized by the promoter of the proposed project, vide its/his/their authorization dated June 26, 2014,

I, Balai Kumar De duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out 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 the promoter is March 31, 2027.
4. That seventy per cent of the amounts realized 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.

P. K. Datta
Notary
Regn. No.: 1101/02
C.M.A.'s Court
28 S. Bankshall Street
Calcutta

31 JAN 2023



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from these separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

P.K. Datta
Deponent

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

[Signature]
31 JAN 2023

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bank Street, Calcutta



Identified by me

[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21



VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material fact.

Verified by me at Kolkata on this 31st day of January, 2023.

Babir D
Deponent

P. K. Datta
Notary
Regn. No.: 1101/98
G.M.'s Court
2 & 3, Senapati Bazar
Calcutta - 700 012

31 JAN 2023