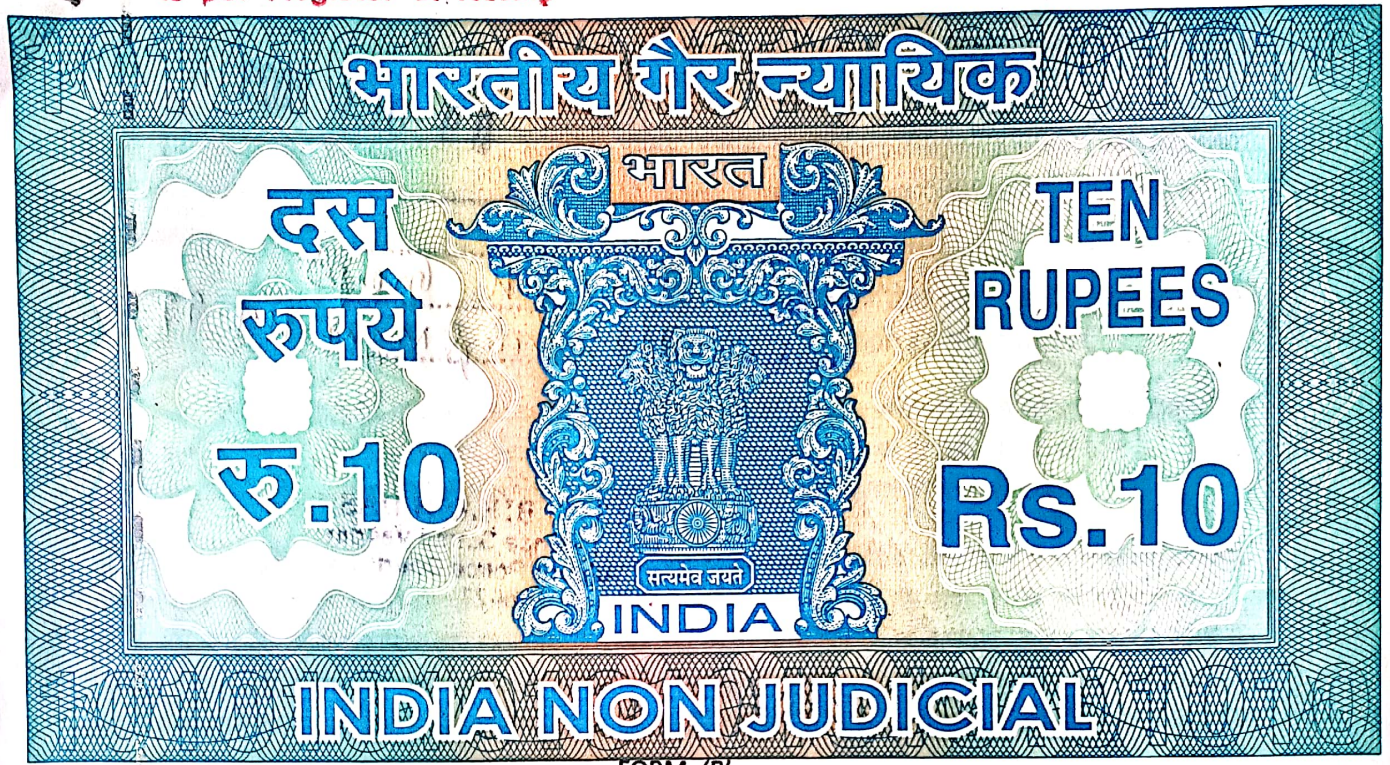


Serial No. 02/2024

As per Register of Notary



91AB 118532

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL [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 I, Sudip Kumar Mandal, Pan no AKNPM2537P son of Samir Kumar Mandal by faith- Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, being the Proprietor and Promoter of Binayak Groups, having a registered office at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, do hereby solemnly declare, undertake and state as under:

1. 1)Sri. Susanta Mondal (PAN – ALFPM5268C) (Adhar No 6389 4178 9062) by Profession Buisness son of Late Balaram Mondal, by faith –Hindu By nationality – Indian presently residing at 1135 Nayabad, P.O- Purba Jadabpur P.S- Panchasayar Kolkata – 700099 District south 24 parganas has Legal Title to the land to which Development of this 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 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 Project BINAYAK ROSE has been completed on 31th December 2025 vide sanction no 2022120467 dt 18.01.2023.



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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

I, the deponent above, do here by verify 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 facts. Verified on 5th March 2024.

IDENTIFY THE PERSONS
WHO SIGN IN MY PRESENCE

Identified by me
[Signature]
ADVOCATE
ENROLL NO
M NO

Deponent

BINAYAK GROUPS
Sudop Kumar Mondal
Proprietor



ABDUL HANID MOLLA
NOTARY
Advocate, High Court, Calcutta
Regd. No 9380/2011
Government of India
High Court Calcutta
Gate No 'E'
M:- 9831104098



02 MAY 2024