



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

94AB 527919

Before the Notary Public at Howrah



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 Mrs. Kiran Devi, duly authorized by the promoter of the proposed project "Twinkling Star", vide her authorization dated 27.02.2024

I, Mrs. Kiran Devi, duly authorized by the promoter of the proposed project "Twinkling Star", do hereby solemnly declare, undertake and state as under:

1. That TLB GROUP has a legal title to the land on which the development of the proposed project is proposed to be carried out.
2. That the said land is free from all encumbrances.

Maniklal Chakraborty
 Advocate
 Judges' Court Howrah
 7.910/2004, M-9432472888

06 APR 2024

3. That the time period within which the project shall be completed by promoter is **31.07.2025**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 06 Day of April, 2024.



IDENTIFICATION OF THE
ADVOCATE SIGNATURE/LT
ATTESTED
Swapna
SWAPNA DAS
NOTARY GOVT. OF INDIA
Regn. No. 13814/18
Howrah Court, Howrah

T.L.B. GROUP
স্বপ্না দেবী
PARTNER
Deponent,
Identified by me.

Maniklal
Advocate.

Maniklal Chakraborty
Advocate
Judges' Court Howrah
F-910/2004, M-9432472888

06 APR 2024