

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

95AB 685124



BEFORE THE NOTARY PUBLIC
Govt. of West Bengal At Sealdah



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of SRI. TIRTHA BISWAS, son of late Asit Biswas, by Religion – Hindu, by Occupation – Business, by Nationality – Indian, residing at Premises No. 54/10, Satchasi Para Road, Post Office – Cossipore, Police Station – Cossipore, Kolkata – 700 002, District – North 24 Parganas, West Bengal, being one of the partners of "M/S. BALAJI CREATION" and one of the promoters of the proposed project.

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24 MAY 2024

I, SRI. TIRTHA BISWAS, son of late Asit Biswas, one of the partners of "M/S. BALAJI CREATION" and being one of the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That SRI. PRADIP KUMAR PAUL, SRI. AMAL KUMAR PAUL, SMT. SHOVARNA MONDAL, SRI. SUBHAS CHANDRA PAUL, SRI. ASHOKE KUMAR PAUL, SRI. DIIP KUMAR PAUL, SRI. DIPAK KUMAR PAUL, SRI. SISIR KUMAR PAUL , and SRI. KAUSTAV MALLICK, 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 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 promoters is 31.12.2027.

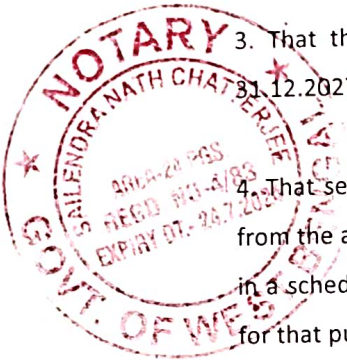
4. That seventy per cent of the amounts realised by the promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.




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9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



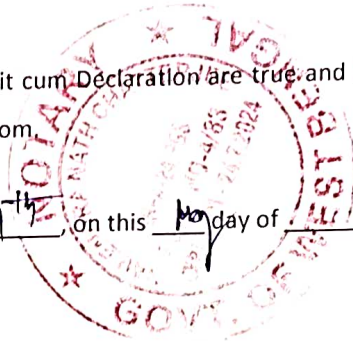
For. **BALAJI CREATION**

Jitthe Biswas
Partner Partner Partner

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 24th, on this Monday of _____, 2024.



For. **BALAJI CREATION**

Jitthe Biswas
Partner Partner Partner

Deponent
Identified by me

Subhro Kanti Roy Chowdhury
Advocate

SUBHRO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA

Solemnly Affirmed &
Declared Before me
on Identification

KAILEENDRA NATH CHATTERJEE
NOTARY
REGD. NO.- 4/83

24 MAY 2024