

S/L No. 64. (21/3/24)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

92AB 074019

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027

FORM 'B'
[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 **MR. BENIMADHAB KUMAR**
promoter of the proposed project TINKANYA Apartment;

I, **BENIMADHAB KUMAR** promoter of the proposed project do
hereby solemnly declare, undertake and state as under:



BENIMADHAB CONSTRUCTION PVT. LTD

B. K. Kumar

Director

21 MAR 2024

- That I have a legal title to the land on which the development of the project is proposed

OR

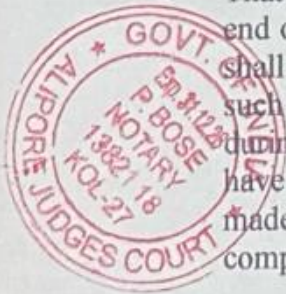
Have entered into joint development agreement /collaboration agreement

/development agreement or any other agreement with Smt Minu Mallik, Smt Nibedita Karmakar (Mallik), Smt Banhita Mitra (Mallik) and Smt Arpita Tarafdar (Mallik) who possess 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 the agreement between such owner and promoter for development of the project is enclosed herewith.

- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by me is - 30 – 11 - 2026.
- That seventy per cent of the amounts realized by me 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, as far as building is concerned. For layout projects, it will be the cost of development and the land cost.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
- That I 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
- That I shall take all the pending approvals on time, from the competent authorities.
- That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



SHRI ADHAR CONSTRUCTION PVT. LTD

B. B. B.
Director

12 1 MAR 2024

- That I 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.

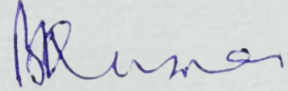
Deponent

Verification

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 21st day of March 2024.

GENMADHAB CONSTRUCTION PVT. LTD

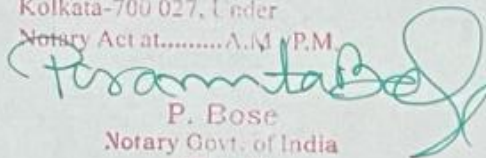


Deponent Director

IDENTIFIED BY ME


Advocate

Signature (S) of Executant (S)
attested on Identification at
Alipore Judges Court
Kolkata-700 027, Under
Notary Act at.....A.M/P.M.



P. Bose
Notary Govt. of India
13821 18

21 MAR 2024