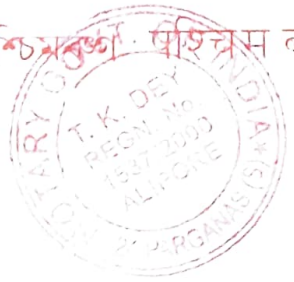




পশ্চিমবঙ্গ বিচারমণ্ডল WEST BENGAL

31AA 643959



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

FORM 'B'

[See rule 3(4)]

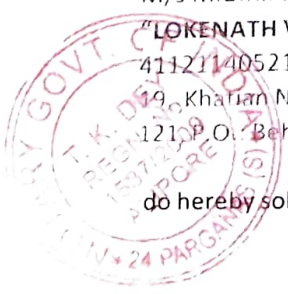
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr.Subir Mukherjee, Mr. Gora Bose, Mr. Upananda Roy, Mr. Balai Karmakar, legal Partners of M/s M.B.R.K. DEVELOPERS(A Partnership Firm/Company) promoters of the proposed Project- "LOKENATH VILLA", situated at KMC Premises No.- 292, Raja Ram Mohan Roy Road, Assessee no.- 411211405215, Mouza – Mondal Para, J.L. No.: 106, R.S. No.: 190, C.S.Dag No-435, C.S. Khatian No-19, Khatian No.. 1154, Dag No.: 435, Touzi No.: 80, Under Kolkata Municipal Corporation, Ward No.: 121, P.O.: Behala, P.S.: Behala, Dist.: South 24 Parganas, Kolkata-700034, West Bengal, India.

We, Mr.Subir Mukherjee, Mr. Gora Bose, Mr. Upananda Roy, Mr. Balai Karmakar, legal Partners of M/s M.B.R.K. DEVELOPERS(A Partnership Firm/Company) promoters of the proposed Project- "LOKENATH VILLA", situated at KMC Premises No - 292, Raja Ram Mohan Roy Road, Assessee no.- 411211405215, Mouza – Mondal Para, J.L. No.. 106, R.S. No.: 190, C.S.Dag No-435, C.S. Khatian No-19, Khatian No.: 1154, Dag No.: 435, Touzi No.: 80, Under Kolkata Municipal Corporation, Ward No.: 121, P.O.: Behala, P.S.: Behala, Dist.: South 24 Parganas, Kolkata-700034, West Bengal, India.

do hereby solemnly declare, undertake and state as under:-----

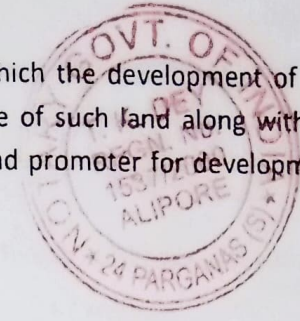


M.B.R.K. DEVELOPERS

18 AUG 2023

Subir Mukherjee
Partner

1. That I / promoters have / has a legal title to the land on which the development of the project is proposed 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 time period within which the project shall be completed by me/promoter is 30th December, 2024.
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
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 utilized 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.



M.B.R.K. DEVELOPERS

Subir Mukherjee
Partner
Deponent

18 AUG 2023

Verification

I, Mr. Subir Mukherjee, Son of Late Narendra Nath Mukherjee . Resident of 54/3, Kalipada
Mukherjee Road, P.O.: Barisha, P.S.: Thakurpukur, District : South 24 Parganas,
Kolkata – 700008 do solemnly affirms that the contents of the above Affidavit cum
Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 18th day of August, 2023

M.B.R.K. DEVELOPERS

Subir Mukherjee
Partner

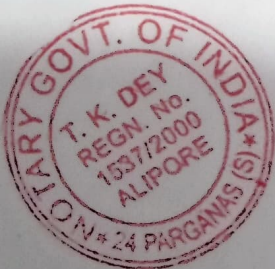
Deponent

identified by me
Aloke Raijoo
Advocate

18 AUG 2023

Solemnly Affirmed & Declared
before me on identification


T. K. Dey, Notary
Alipore Judge Police Court, Cal-27
Regd. No.-1537/2000, Govt. Of India



18 AUG 2023