

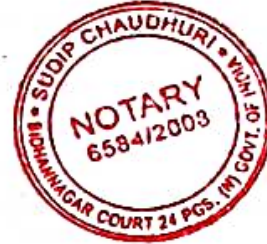
SL. NO. 112...../20.24



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

28AA 407508

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS



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 Kajal Kumar Mallick, duly authorized by the promoter of the proposed project "THE AVENUE", vide its authorization dated 02.01.2024

I, Kajal Kumar Mallick, duly authorized by the promoter of the proposed project "The Avenue", do hereby solemnly declare, undertake and state as under:

1. Asit Pramanik, ~~Sajit~~ Pramanik and Ranjit Pramanik 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 along with an authenticated copy of 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.


ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Parganas

03 JAN 2024

No. To.....
 Name.....
 Address.....
 Rs.....
 - 9 NOV 2021
 C.M.M.'s Court,
 2, Bankshall Street, Kol-1

70625
 Karma Builders
 B.K. Pally Cantonment
 Kalyan
 Col 15

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M.'s Court
 2, Bankshall Street, Kol - 1



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3. That the time period within which the project shall be completed by promoter is 30.04.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

KARMA BUILDER

Kajalkumar Malik
Partner
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 03rd Day of Jan, 2024

S. Chaudhuri
ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6534/08
Bidhanagar Court
Dist.-North 24 Pgs

03 JAN 2024

KARMA BUILDER

Kajalkumar Malik
Partner
Deponent

Identified by me

Manoj Basu
Advocate

MANOJ BASU
Advocate
Enrolment No-F-247/2006
Bidhan Nagar Court
Kolkata-700091