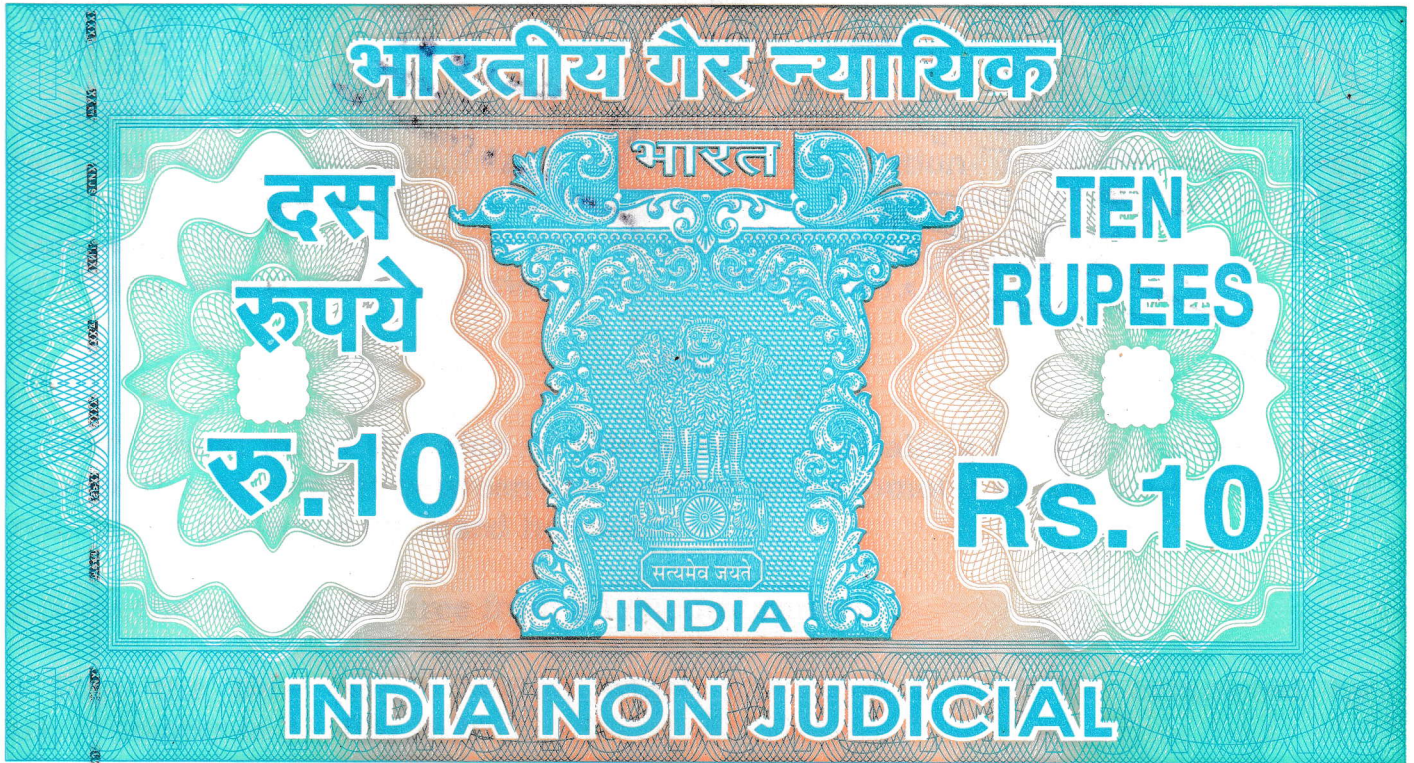


S.L. NO. 16



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 317903

FORM 'B'
[See rule 3(2)]

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 Sri. Sanjay Barui, (PAN: ANJPB2502J) son of Late Gopal Barui, age about 48 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 18/2, Kalikapur, presently P.S.- Survey Park (formerly Purba Jadavpur), P.O.- Kalikapur, Kolkata- 700099, Partner of the promoter (**M/S. BARUI CONSTRUCTION**) for the proposed project "**BAKUL APARTMENT IV**" situated at Premises No. 3332, Nayabad, Ward No. 109 under KMC, P.O.- Mukundapur, P.S.- Panchasayar, District- South 24 Parganas, Kolkata- 700099, duly authorized by the promoter of the proposed project, vide its his/their authorization dated 03/05/2025;

I, Sanjay Barui, Partner of the (promoter) **M/S. BARUI CONSTRUCTION** having (PAN: AALFB9321J) and registered office at 74 Heder Hat, Ward No. 109 under KMC, P.O.- Mukundapur, P.S.- Survey Park, Kolkata- 700099 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

BARUI CONSTRUCTION

Sanjay Barui
Partner

03 MAY 2025

1. **(a) Smt. Satasona Mondal** (PAN- APQPD9476C), wife of Sri Bhajahari Mondal, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at Purba Chak Kalar Khal, Chowbagha, P.O. Uchhepota, P.S. Narendrapur, Kolkata- 700150, 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 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 us/promoter is 31/05/2026.

4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

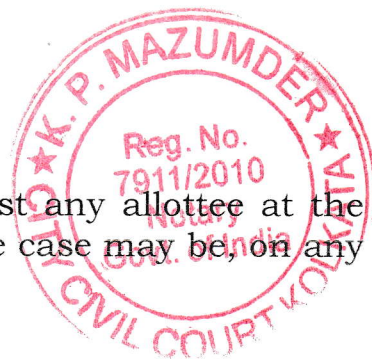
BARUI CONSTRUCTION

SANTAY Barui

Partner

03 MAY 2025

10. That, we / 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.



BARUI CONSTRUCTION

Santay Barui
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 3rd day of May, 2025

BARUI CONSTRUCTION

Santay Barui
Partner


Deponent



Identified by me

S. Das
Advocate

Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

03 MAY 2025