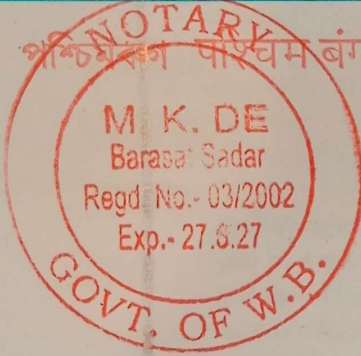




WEST BENGAL

07AC 638537

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

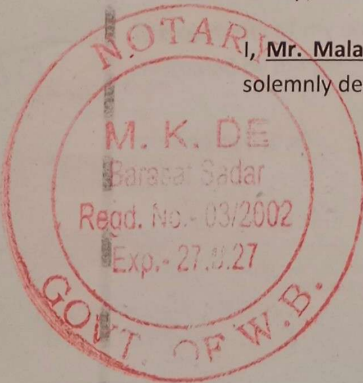
FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Malay Roy**, duly authorized by the promoter M/s Turbo & Group, of the proposed project "Venus Enclave", vide his authorization dated 23/04/2025.

I, **Mr. Malay Roy**, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



125 APR 2025
Sl. No. 2050

22 JAN 2025

Shampa Dey
Advocate
Barasat Judges' Court
North 24 Parganas

নম্বর..... 378

সন ও তারিখ.....

জেরতার নাম.....

সাকিন.....

ষ্ট্যাম্প মূল্য.....

ভেডার.....

বারাসাত সাবরেজিষ্ট্রী অফিস
উত্তর ২৪ পরগনা

টি.ভি.ন..... ২

ক্রয়ের তাং.....

ষ্ট্যাম্প মূল্য.....

ট্রেজারী অফিস বারাসাত
ভেডার শ্রী জয়ন্ত কুমার বোস

1. That promoter i.e. Sri Amiya Kanti Biswas, Smt Sabita Das and Smt Soma Das, has a legal title to the land on which the development of the proposed project "VENUS ENCLAVE" 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.

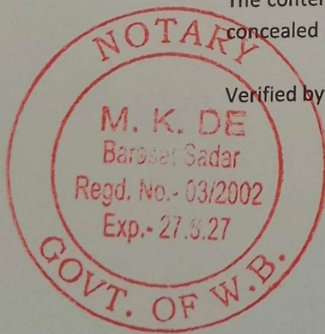
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30/09/2026.
4. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

25 APR 2025

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 25 Day of April, 2025.



ATTESTED

M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs
Regd. No.-03/2002

25 APR 2025

TURBO AND GROUP

Proprietor

Deponent

CHECKED BY

NOTARY CLERK

25 APR 2025

Identified by Me

Shampa Dey
Shampa Dey
Advocate
Barasat Judges' Court
North 24 Parganas