



पश्चिम बंगाल WEST BENGAL

03AC 273919

Before the Notary
at Alipore Judge's Court



FORM-B
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mukesh Kumar Sharma duly authorized by the promoter of the proposed project Natural Lake City vide its authorization dated 17/01/2025.

I, Mukesh Kumar Sharma S/o Mahesh Kumar Sharma aged 40 years R/o 5B, Judges Court Road, Kolkata - 700027 duly authorized by the promoter of the proposed project Natural Lake City, do hereby solemnly declare, undertake and state as under:

1. Gold King Projects Private Limited has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is

31/03/2030

18 JAN 2025

260269

10 Kiron Shankar Roy Road
1st floor, Kolkata-700 001

27 NOV 2024
SURANJAN BHUTTA JEE
Lecturer, Sikkim Vaidya
C. C. Chatterjee
10 K. S. Roy Road, K.P.

AWANI KUMAR ROY
Advocate
10 Kiron Shankar Roy Road 1,
Kolkata-700 001

27 NOV 2024

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4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

U. K. Jaman

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 18th Jan day of 2025.

U. K. Jaman

Deponent

Identified by me

Debasish Chowdhury
Debasish Chowdhury
WB/929/1983, Advocate
Alipore Judges' Court, Kol-700 027



Signature attested
in identification
Kaz Khatekugaman
Kaz Khatekugaman
Notary, Govt. of West Bengal
Regn. No.: 07/2016
Kolkata

18 JAN 2025