

107 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

13AC 266590

THE NOTARY PUBLIC OF HOOGHLY

17 OCT 2025

FORM-B

[See Rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

Affidavits cum declaration of Mrs. Munmun Mridha Biswas (Managing Director of Avinya Civil Pvt Ltd) and Mr. Sanjoy Mondal (Director of Avinya Civil Pvt Ltd) being representative for the Promoter of the proposed project vide its authorization dated 08/10/2025.

We, Mrs. Munmun Mridha Biswas aged 38 years currently residing at Jhappukur-Nandybagan, P.O.-Sahaganj, P.S.- Chinsurah, Dist.- Hooghly, PIN- 712104 and Mr. Sanjoy Mondal aged 62 years currently residing at Paschim Daspara, P.O.+P.S.- Sonarpur, Dist.- South 24 Parganas, PIN-700150 both duly representative for the promoter of the proposed project do solemnly declare, undertake and state as under:

1. That M/S AVINYA CIVIL PRIVATE LIMITED has a legal title to the land on which the development of the project is to be carried out.

That the land is free from all encumbrances.

That the time period within which the project (on LR Dag No-1503) shall be completed by the promoter is 31/12/2026.



ANIRUDDHA MUKHERJEE  
GOVT. OF INDIA  
Regd. No. 927/97  
HOOGHLY

17 OCT 2025

Contd.....P/2

Director Av...

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4. **That** the Seventy percent 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 **That** the amount from the separate account, to cover the cost of project shall be withdrawn in proportion to the percentage of the project.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 **That** the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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** the promoter shall get the account audited within six months after the end of every financial year by a chartered accountant by 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 the a particular project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of the percentage of completion of the project.
8. **That** the promoter shall take all the pending approval on time from the competent authorities.
9. **That** the promoter shall furnished such other documents as have been specified by the rules and regulations made under the Act.
10. **That** the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any ground.



*Munmun Bidha Biswas*  
Managing Director  
Avinya Civil Pvt Ltd  
Managing Director, Avinya Civil Pvt Ltd  
(Representative of promoter) or Deponent  
no. 01

*Aniruddha Mukherjee*  
ANIRUDDHA MUKHERJEE  
NOTARY  
GOVT. OF INDIA  
Regd. No. 927/97  
HOOGHLY

*Janjoy Mondal*  
Director  
Avinya Civil Pvt. Ltd.  
Director, Avinya Civil Pvt Ltd  
(Representative of promoter) or Deponent  
no. 01

17 OCT 2025

(3)

**VERIFICATION**

The Contents of our above affidavit cum declaration are true and correct and nothing material has been concealed by us there from

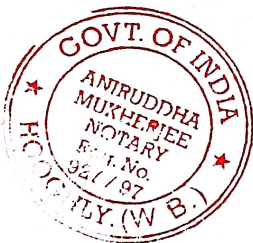
Verified by us at Chinsurah on \_\_\_\_\_.

Identified by me

*Munmun Mondal*  
ms32/85797

*Munmun Mondal Biswas*

Managing Director, Avinya Civil Pvt Ltd  
(Representative of promoter) or Deponent  
no. 01



*Sanjoy Mondal*

Director, Avinya Civil Pvt Ltd  
(Representative of promoter) or Deponent  
no. 01

**Solemnly affirm & declare**

before me of *Munmun Mondal Biswas*

Identified by *T. K. Mondal*

Advocate..... *17th* day of *Oct* 20*25*

**ANRUDDHA MUKHERJEE**  
**NOTARY (Govt. of India)**  
**Regd. No. 927/97**

17 OCT 2025