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भारतीय गैर न्यायिक

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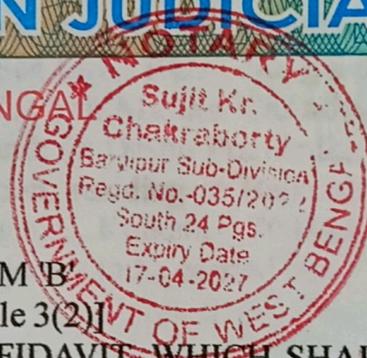
TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 555374

BEFORE THE NOTARY PUBLIC  
GOVT OF WEST BENGAL



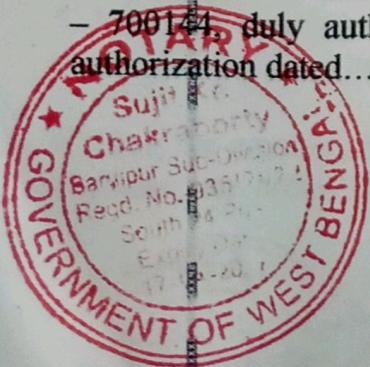
FORM B  
[See rule 3(2)]

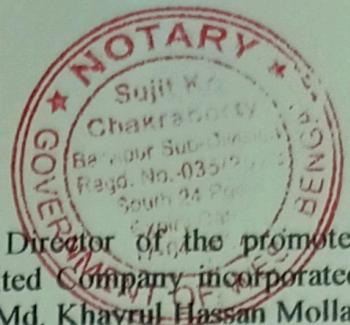
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of (1) Md. Khayrul Hassan Molla, (PAN: AWYPM0181A), son of Late Abdul Khalil Molla @ Khalil Abdul Molla, age about 44 years, by Faith - Islam, by Nationality - Indian, by Occupation - Business, residing at Vill & P.O.- Beramara, P.S. - Magrahat, Dist. = South 24 Parganas, West Bengal - 743609, (2) Abdus Salim Gharami (PAN: BCOPG0372G) son of Late Abdus Samad Gharami, by Faith - Islam, by Nationality - Indian, by Occupation - Business, residing at Sajahan Road, P.O. & P.S. Baruiपुर Dist. - South 24 Parganas, Kolkata - 700144, both are Director of the promoter (**Buildheaven Construction Private Limited**) of the proposed project "Ganga Greens" situated at Khasmallick, Mouza - Khasmallick JL No. 35, P.S.- Baruiपुर, comprising in R.S. & L.R. Dag No.257 under R.S Khatian No. 178 corresponding to L.R Khatian Nos 1538, 2343 and 2344 with in the limits of Hariharpur Gram Panchayat, Dist. - South 24 Parganas, Kolkata - 700144, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.../04/2024;

15 APR 2024





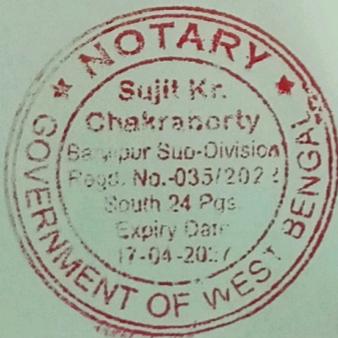
I, Md. Khayrul Hassan Molla and Abdus Salim Gharami Director of the promoter (Buildheaven Construction Private Limited), a Private Limited Company incorporated under companies Act, 2013 having its registered office at C/O - Md. Khayrul Hassan Molla, Nazrul Sarani, Ward No. – 17 under Baruipur Municipality, P.O. & P.S. – Baruipur, Dist. – South 24 Parganas, Kolkata – 700144, having CIN No.: U45309WB2021PTC249609 & PAN No.: AAKCB3068Q, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. (a) **Sri. Sanjay Malhotra** (PAN – AGQPM7816C), son of Late Pran Nath Malhotra, by Faith - Hindu, by Nationality- Indian, by Occupation – Business, residing at Shantiban Housing Complex, Block – Topor, Flat No. – B/202, 7, Umakanta Sen Lane, P.O. – Ghughudanga, P.S. – Chitpur, Dist. – South 24 Parganas, Kolkata- 700030. (b) **Smt. Shukla Malhotra** (PAN-AGSPM6672J), wife of Sri Sanjay Malhotra, by Faith - Hindu, by Nationality- Indian, by Occupation – Business, residing at Shantiban Housing Complex, Block – Topor, Flat No. – B/202, 7, Umakanta Sen Lane, P.O. – Ghughudanga, P.S. – Chitpur, Dist. – South 24 Parganas, Kolkata- 700030. (c) **Sri. Madan Chandra Pramanik** (PAN – AUKPP3159K), son of Late Dashurathi Pramanik @ Dashu Pramanik, by Faith - Hindu, by Nationality- Indian, by Occupation – Cultivation, residing at Baikunthapur, P.O.- Dakshin Gobindapur, P.S.-Baruipur, Dist.- South 24 Parganas, Kolkata – 700145 have/has a legal title to the land on which the development of the project is to be carried out.

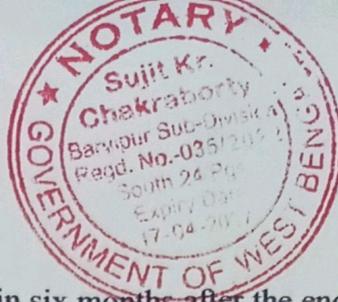
AND

A legally valid authentication of 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 18/05/2026.
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



15 APR 2024



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.

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.

BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED

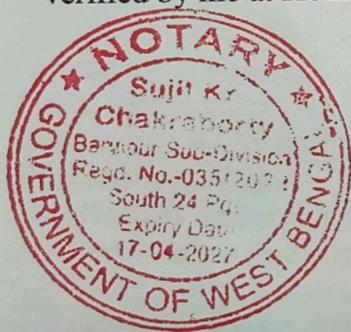
Md. Khayrul Hassan Molla  
Director

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 day of 15<sup>th</sup> April, 2024.



BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED

Md. Khayrul Hassan Molla  
Director

Deponent

15 APR 2024

Solemnly declared and affirmed before me on identification under the Notary Act.

SUJIT KUMAR CHAKRABORTY  
NOTARY PUBLIC  
Regd. No.- 035/2022  
Govt. of West Bengal

Identified by me  
[Signature]  
Advocate