

दस
रुपये
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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



TO WHOMSOEVER IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'Ananda Kumar Nayak & Arnab Das' Promoter and Developer of the proposed project named "BINA PANI" represented by its Authorised Representative cum Promoter Shri Ananda Kumar Nayak.

I, **Sri Ananda Kumar Nayak** son of Ranjan Kumar Nayak, Authorised Representative cum One of the Developer of 'Ananda Kumar Nayak & Arnab Das', promoter of the proposed project named "BINA PANI APARTMENT" do hereby solemnly declare, undertake and state as under:

PADMA DAS
NOTARY

1. That the Agreement for Sale/Builder Buyer Agreement of our Project "BINA PANI APARTMENT" is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

Anand Kumar Nayak
Deponent

Verification

I, Sri Ananda Kumar Nayak [PAN. ACPPN9657D], [AADHAAR NO. 451593179989] son of Ranjan Kumar Nayak, resident of Village Parbatipur, P.O. & P.S. Tamluk, Dist. Purba Medinipur, West Bengal 721636 do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

DECLARED BY ME

T. KR JANA
ADVOCATE

PADMA DAS
NOTARY
Reg. No. 13771/18
M.M.'s Court

10 AUG 2024

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]

PADMA DAS
NOTARY

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TEN
RUPEES

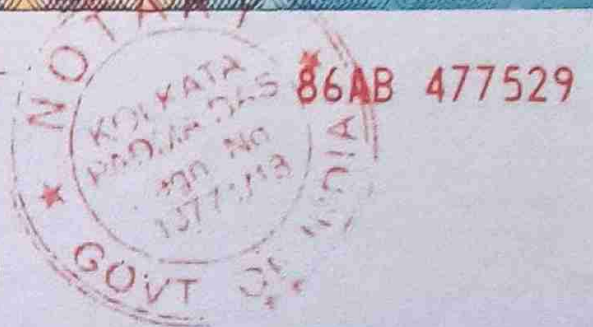
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পাশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'

[See rule 3(4)]



DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Shri Ananda Kumar Nayak
Promoter and Authorised Representative of the proposed
project " BINA PANI APARTMENT"

I, Ananda Kumar Nayak Promoter and Authorised
Representative of the proposed project /duly authorized by
the Partners do hereby solemnly declare, undertake and
state as under:

1. That I/promoter have/has a legal title to the land on which
the development of the project is proposed.
2. That the said land is free from all encumbrances.

PADMA DAS
NOTARY

3. That the time period within which the project shall be completed by me /promoter is 8/2/2027
4. That seventy per cent of the amounts realized 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 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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.

PADMA DAW
NOTARY
Reg. No. 13712/24
C.M.M.'s Court
2000 001

16 AUG 2024

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 Verification any grounds.

Anand Kumar Singh
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 16th day of August 2024

VERIFIED BY ME
[Signature]

1. KR JANA
ADVOCATE
PADMA DAS
NOTARY
Regn. No. 137/1/18
C.M.M. Court
Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

16 AUG 2024



पश्चिम बंगाल WEST BENGAL 86AB 461054



Affidavit as per Section 17 read with Clause (n) of
Section 2 of the

Real Estate (Regulation and Development Act), 2016

Affidavit cum Declaration for 'Common Area'

Affidavit cum Declaration of 'Ananda Kumar Nayak &
Arnab Das', promoter and Developer of the proposed
project named "BINA PANI APARTMENT" represented
by its Promoter and Authorised Representative Sri
Ananda Kumar Nayak.

PADMA DAS
NOTARY
Reg. No. 137/108
Court

16 AUG 2024

I, Sri Ananda Kumar Nayak [PAN. ACPPN9657D], [AADHAAR NO. 451593179989] son of Ranjan Kumar Nayak, resident of Village Parbatipur, P.O. & P.S. Tamluk, Dist. Purba Medinipur, West Bengal 721636 Promoter and Authorised Representative of the proposed project named "BINA PANI" do hereby solemnly declare, undertake and state as under:

That all the provisions relating to 'Common Area' as per Section 17 read with Clause (n) of Section 2 of the Real Estate (Regulation and Development Act), 2016 read with The West Bengal Real Estate (Regulation and Development) Rules 2021 will be complied in this project.

Ananda Kumar Nayak
Deponent

Verification

I, Sri Ananda Kumar Nayak [PAN. ACPPN9657D], [AADHAAR NO. 451593179989] son of Ranjan Kumar Nayak, resident of Village Parbatipur, P.O. & P.S. Tamluk, Dist. Purba Medinipur, West Bengal 721636, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

IDENTIFIED BY ME

T. KR. JANA
ADVOCATE

ADMA DAS
NOTARY
Regn. No. 1271/18
C.M.M.'s Court
Kolkata-700 001

16 AUG 2024

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]

ADMA DAS
NOTARY