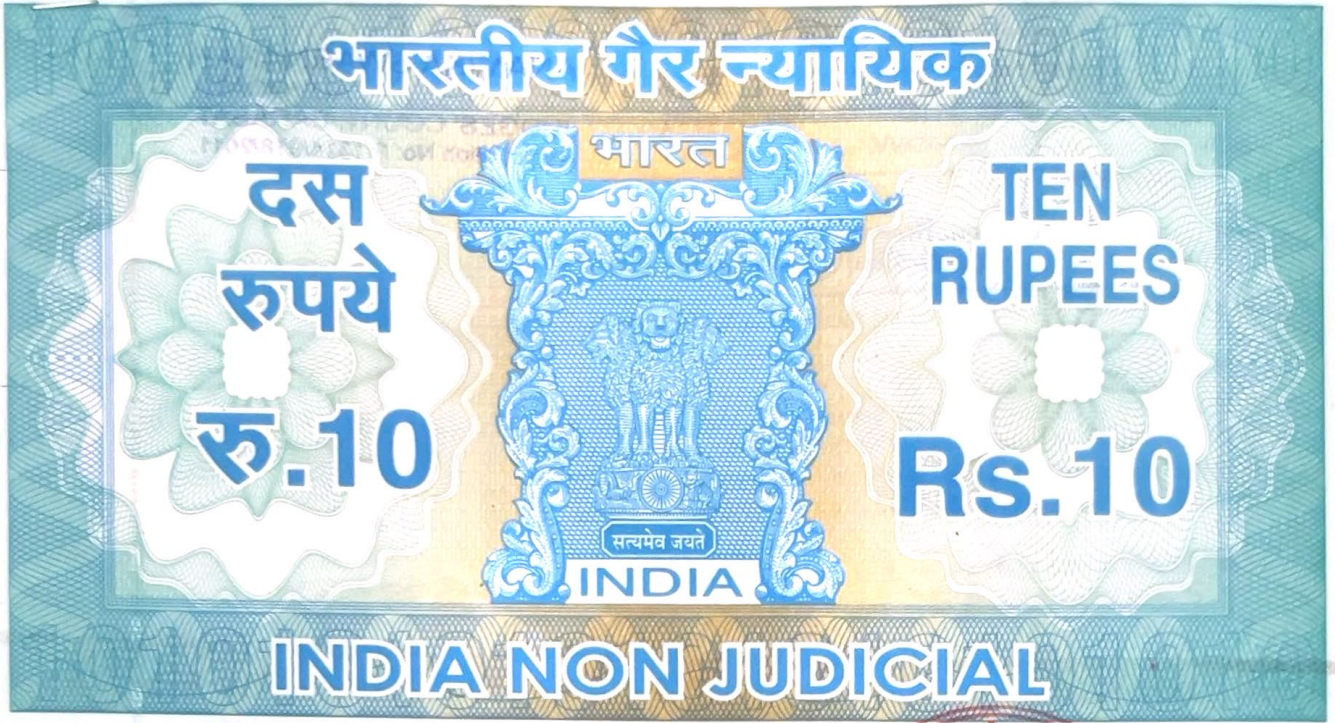
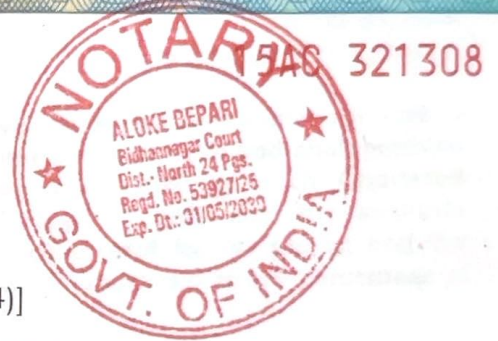


Sl. No. 10020 Dated 25.03.26



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. - NORTH 24 PARGANAS

পাশ্চিম বঙ্গাল WEST BENGAL



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'M/S BALA CONSTRUCTION [PAN. AQQPBO940E]', Developer/Promoter of the proposed project named 'ADITYA ABASAN' represented by its Proprietor BINOY BALA [PAN. AQQPBO940E].

I, **BINOY BALA [PAN. AQQPBO940E], [ADHAR. 6761 3716 7400]** Son of Sri Basudeb Bala, by faith - Hindu, by occupation - Business, by nationality - Indian, residing K/F-5, Shibsankar Pally, P.O- Aswini Nagar, Under P.S- Baguiati, PIN-700159, District - North 24 Parganas, West Bengal, Proprietor of 'M/S BALA CONSTRUCTION', Developer/Promoter of the proposed project named 'ADITYA ABASAN' do hereby solemnly declare, undertake and state as under:

25 MAR 2026

1908 08-02-26

নং তাং
ক্ষেত্রের নাম

ভেঃ শানোওয়াজ মণ্ডল
(SHANOWAJ MONDAL)

ভেঃ

মোঃ- এ. ডি. এস. আর., বারুইপুর
জেলা- দক্ষিণ ২৪ পরগণা

মূল্য

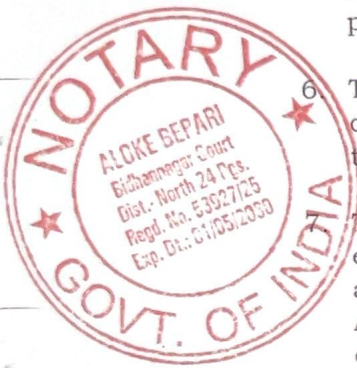
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ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.



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1. That the owner of this land is **MUKTI DUTTA [PAN AJX PD4603N]**. I '**M/S BALA CONSTRUCTION [PAN. AQQPB0940E]**', as a **Developer/Promoter** with an authenticated copy of the agreement between the 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 period within which the project shall be completed by me /promoter is 22.09.2027.
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. 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.
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.



BALA CONSTRUCTION

Deponent

Binoy Bala.
Proprietor

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 thisday of, 2026

Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023

Aloke
ALOKE BEPARI
NOTARY
Regd. No. 53927/25
GOVT OF INDIA

25 MAR 2026

AS
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No. F/1314/18/2011.