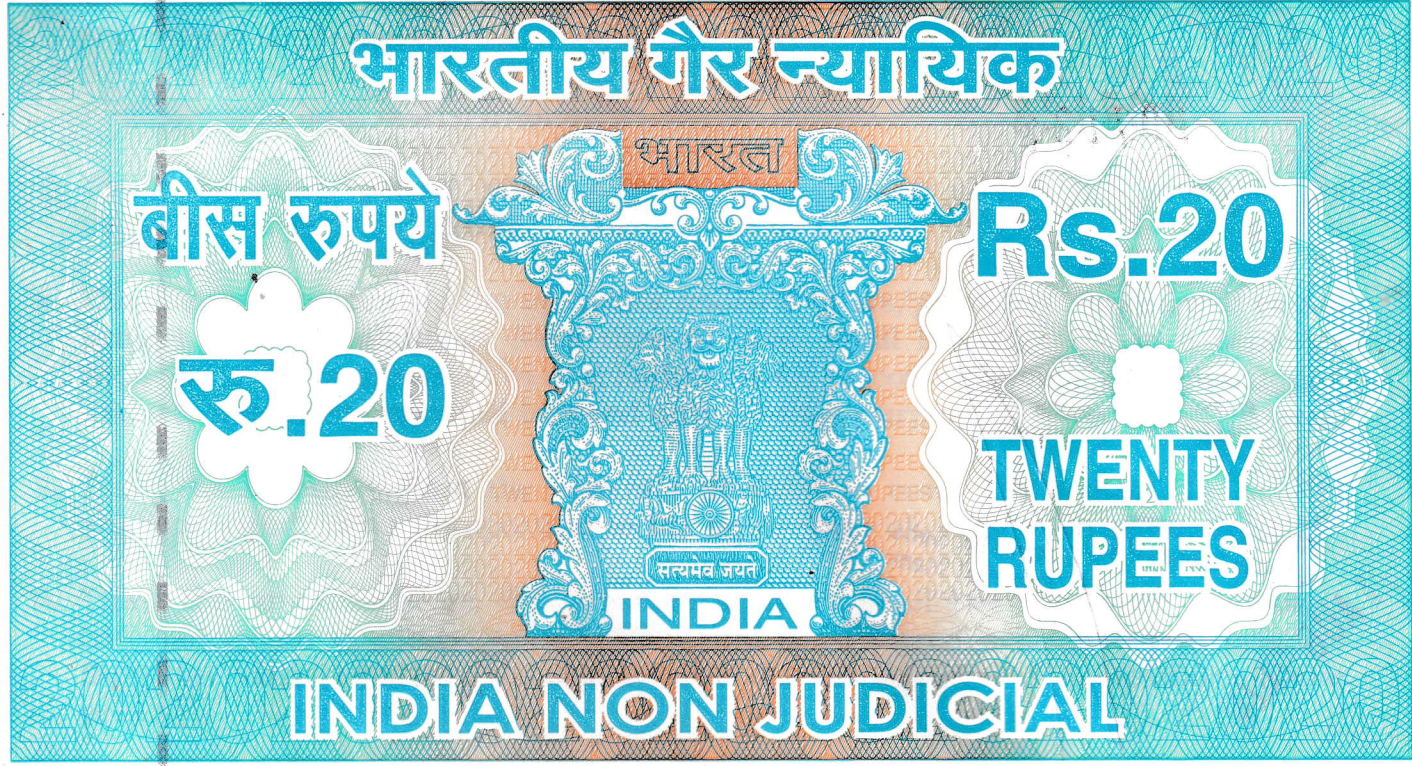


SL. NO. 5



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

36AA 167759



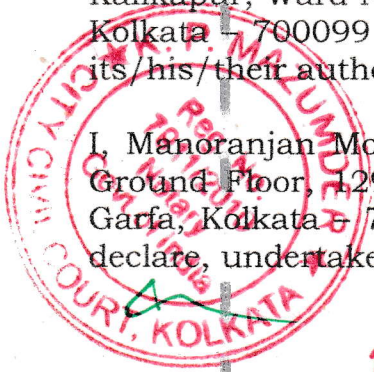
FORM 'B'
[See rule 3(4)]

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 Mr. Manoranjan Mondal (PAN – AGWPM5625R) Son of Late Biswanath Mondal, age about 55 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 129/8, Purbachal Kalitala Road, P.O.-Haltu, P.S.-Garfa, Kolkata – 700078, Proprietor of the Promoter (**Aparttech**) of the proposed project "**Diamond Plaza Phase- I**" situated at Premises No.-103, Kalikapur, Ward No. 109 under K.M.C, P.O. Mukundapur, P.S.– Purba Jadavpur, Kolkata – 700099 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12 /09/2024

I, Manoranjan Mondal, Proprietor of **Aparttech** (having the registered Office at Ground Floor, 129/8, Aryan Palace, Purbachal Kalitala Road, P.O. Haltu, P.S.-Garfa, Kolkata – 700078), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



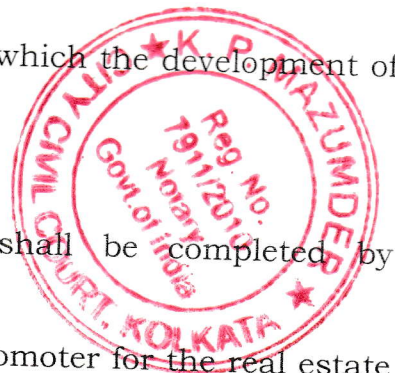
12 SEP 2024

APARTECH

Manoranjan Mondal
Proprietor

ADVOCATE

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.
3. That the time period within which the project shall be completed by us/promoter is 31/12/2028.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I / 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, 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 any grounds.



APARTECH
Manojmohan Mandal
 Proprietor

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 12th day of September, 2024



IDENTIFIED BY ME
 S. Das
 ADVOCATE

12 SEP 2024

APARTECH
Manojmohan Mandal
 Proprietor

Deponent

Solemnly Affirmed & Declared
 Before me on Identification

K. P. Mazumder
 K. P. MAZUMDER, NOTARY
 City Civil Court, Calcutta
 Reg. No. 7911/2010 Govt. of India