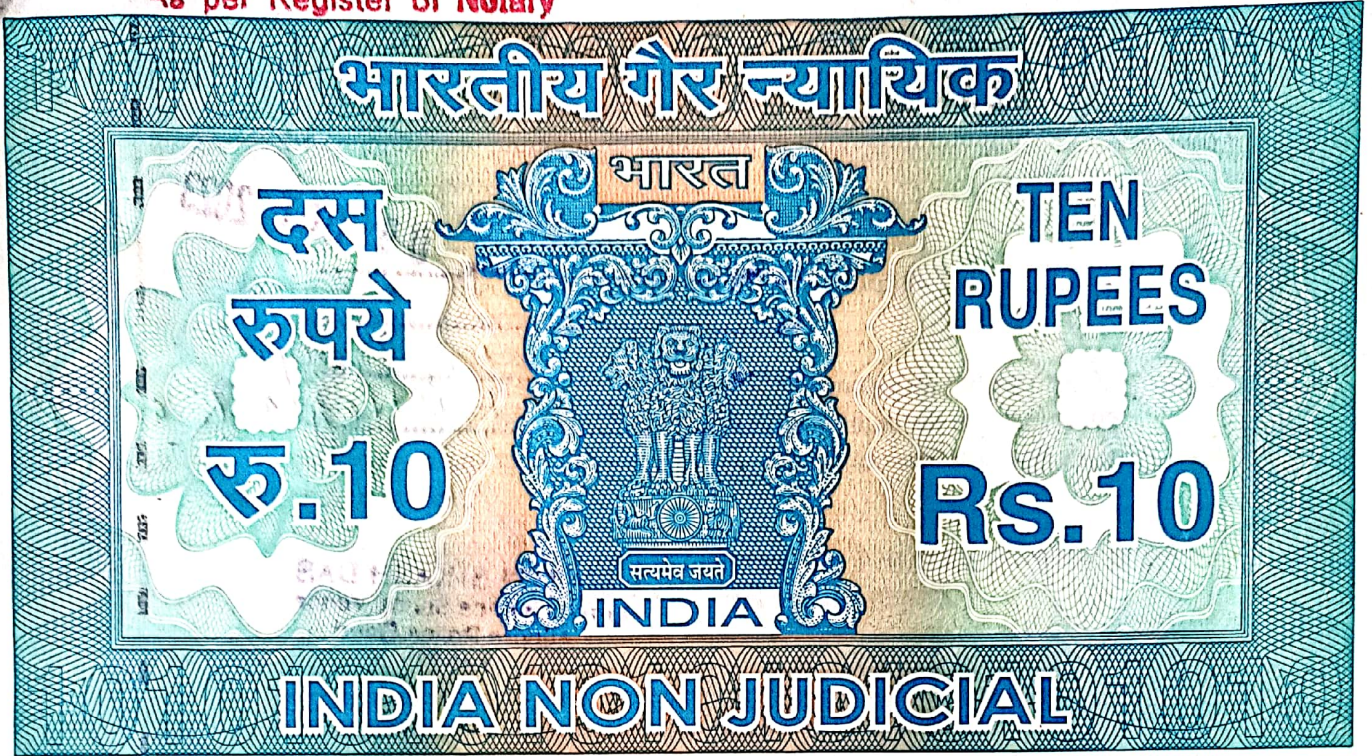


Serial No. 06/2024

As per Register of Notary



FORM - 'B'

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

[See rule 3(4)]

91AB 118536

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

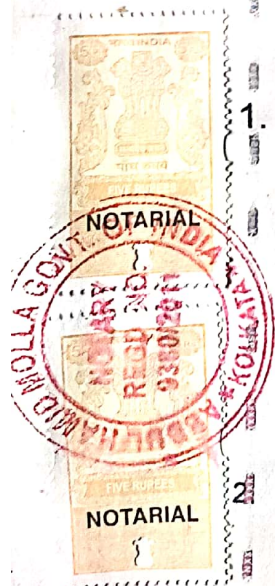
Affidavit cum Declaration

Affidavit-cum-Declaration of I, Sudip Kumar Mandal, Pan no AKNPM2537P son of Samir Kumar Mandal by faith- Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, being the Proprietor and Promoter of Binayak Groups, having a registered office at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, do hereby solemnly declare, undertake and state as under:

1. SRI SOHAM DASGUPTA (PAN – AEJPD3498Q) by Profession BUSINESS of Late PIJUSH DASGUPTA, & 2. SMT. NUPUR DASGUPTA (PAN – ADSPD1489M) wife of Sri Sohom Dasgupta by occupation -Teacher by faith –Hindu By nationality – Indian both residing at 75, Hindustan Road, P.O – Sarat Bose Road, P.S – Gariahat, Kolkata – 7000 029, district : 24 PGS(N), have Legal Title to the land to which Development of this project is to be carried out.

AND

02 MAY 2024



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.

3. That, the said land is free from all encumbrances.

3. That the Project BAKUL BINAYAK III has been completed on 16th April 2025 vide sanction no 20222120542 dt 06/03/2023

4. That, seventy per cent of the amounts realized 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 scheduled 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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 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.

Deponent Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 27th day of April 2024.

BINAYAK GROUPS
Sudip Kumar Mandal
Deponent Proprietor

IDENTITY THE PERSONS
WHO SIGN IN MY PRESENCE.
Identified by me



ADVOCATE
ENROLL NO.
M) NO

ABDUL HAMID MOLLA
NOTARY
Advocate, High Court, Calcutta
Regd No 9380 / 2011
Government of India
High Court Calcutta
Gate No 'E'
M:- 9831104098



02 MAY 2024

