

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM - 'B'

81AB 132606

[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 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. Mr. ARJUN SHARMA (PAN – AZXPS7171C) by Profession Business Son of Sri Muneswar Sharma alias Bhuneswar Sharma, by faith –Hindu By nationality – Indian presently residing at 20/1 Heder Hat, P.O – Mukundapur, P.S- Purba Jadavpur Kolkata – 700 099, formerly residing at 108, B-Block, Raja S.C. Mullick Road, P.O – Jadavpur University, P.S – Jadavpur, Kolkata – 700 032 has Legal Title to the land to which Development of this project is to be carried out.

2. 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.

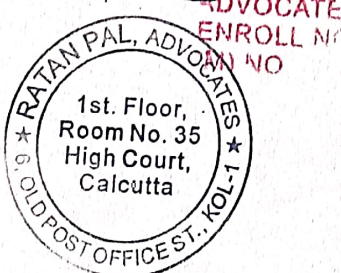
3. That, the said land is free from all encumbrances.
3. That the Project BINAYAK JASMINE has been completed on ^{31st} December 2025 vide sanction no 2022120332 dt 19/09/2022 and Circular IV sanction no 2023120406 dt 02/01/2024
4. That, seventy per cent of the amounts realized by us/Promoter for the 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 11th day of March 2024.

**IDENTITY THE PERSONS
WHO SIGN IN MY PRESENCE**

Identified by me



ABDUL HAMID MOLLA
NOTARY
Advocate, High Court, Calcutta
Regd. No. 2380/2011
Government of India
High Court Calcutta
Gate No 'E'
M:- 9831104098
02 MAY 2024



BINAYAK GROUPS
Sudip Kumar Mandal
Proprietor

BINAYAK GROUPS
Sudip Kumar Mandal
Deponent, Proprietor

