

SL. NO.....

04 JUN 2025

भारतीय गैर न्यायिक

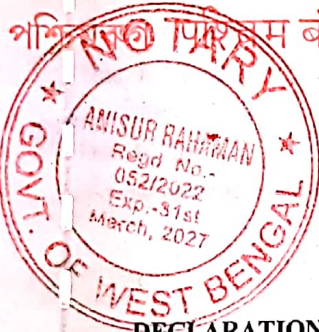
दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

भारतीय गैर न्यायिक

WEST BENGAL

09AC 335549

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL

FORM 'B'

[Seerule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum DeclarationAffidavit cum Declaration of **SRI BANI MONDAL** Developer of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization date 19/12/2024;That our purpose **Project Name:- Bani Estate 6, 37A, Ram Narayan Mukherjee
Road, P.O. Sarsuna, P.S. Sarsuna, Kolkata-700061**, duly authorized by the promoter
of the proposed project do hereby solemnly declare, undertake and state as under1) **SRI RAJIB MUKHERJEE** 2) **SMT CHANDRANI BANERJEE** residing at **8, Ram Narayan Mukherjee
Road, P.O. Sarsuna, P.S. Sarsuna, Kolkata-700061**, herein called as Land owner has a legal title to the land
on which the development of the project is proposed AND 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.

2) That the said land is free from all encumbrances.

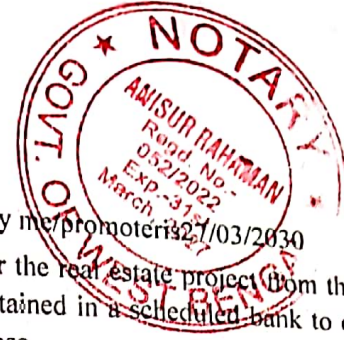
04 JUN 2025

21782

Amilabha Ray
Advocate
APPORE POLICE COURT
7th 027
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STATE VENDOR
-- NO. 351RS2016

30 MAY 2025

30 MAY 2025



3. That the time period within which the project shall be completed by me/promoter is 32/03/2030
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 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 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 utilised 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.

Ami Mondal

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 04/06/2025

*Signature Attested
on Identification
by the Ld. Advocate*

ANISUR RAHAMAN
NOTARY
South 24 Pgs.
Regd. No.-052/2022
Alipore, Court
Govt. of West Bengal

Identified by me
[Signature]
Advocate



04 JUN 2025