

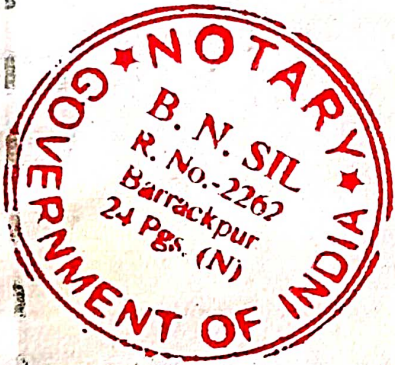
26 SEP 2023

BEFORE THE NOTARY  
GOVERNMENT OF INDIA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 491155



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Subaran Mondal being representative for the promoter of the proposed project vide its authorization dated 26-09-2023 *B. N. Sil*

Sri Subaran Mondal S/o Datakama Mondal aged 43 years, R/o Ruiya Paschimpara, Khardah(m), North 24- Parganas, Kolkata -700119, West Bengal, being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Smt. Ava Koley and other has a legal title to the land on which the development of the project is proposed And a legally valid authentication of the 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.

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3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December 2025.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

**S. S. ENTERPRISE**  
*Silvorn Mondor*  
Partner

Deponent

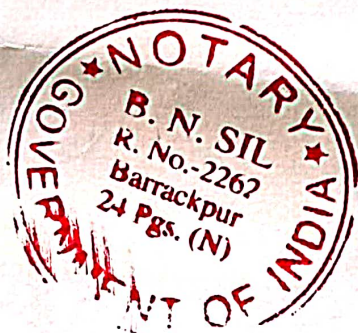
Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Barrackpore on this 26 day of SEPTEMBER 2023.

**S. S. ENTERPRISE**  
*Silvorn Mondor*  
Partner

Deponent



SOLEMN AFFIRMED  
&  
DECLARED BEFORE ME  
ON 26 SEP 2023  
*[Signature]*  
B. N. ANATH SIL  
NOTARY-R/NO- 2262  
GOVERNMENT OF INDIA

26 SEP 2023