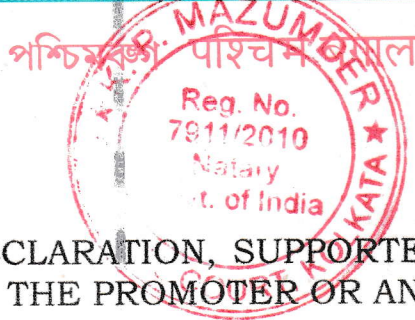
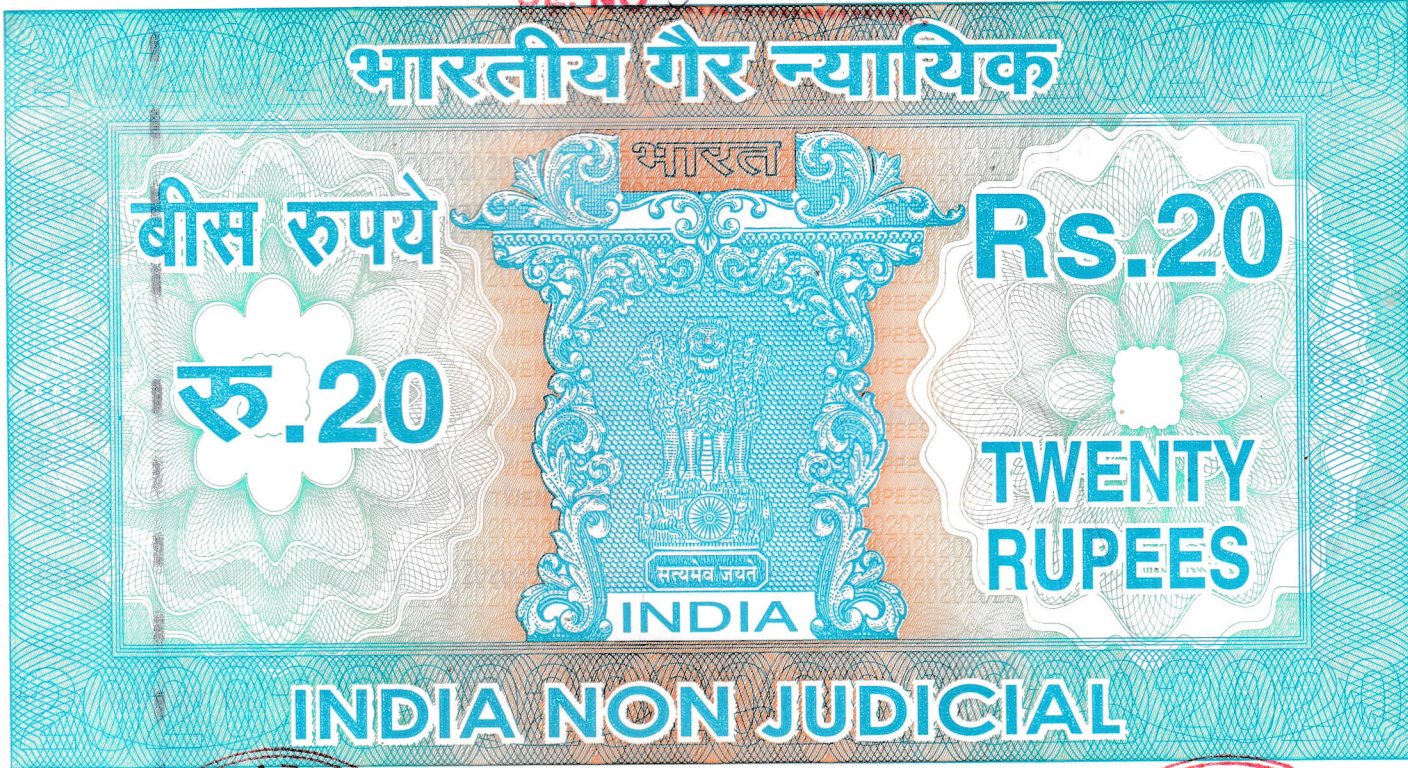


08 OCT 2024

SL. NO 5

FORM 'B'
[See rule 3(2)]

08 OCT 2024

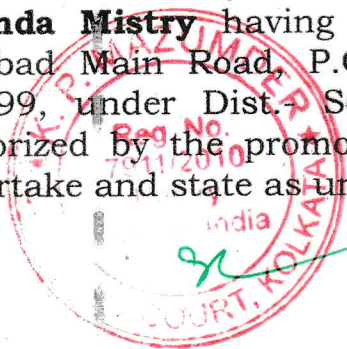


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit cum Declaration of Sri Gobinda Mistry (PAN No: AHQPM2762C) son of Late Narendra Nath Mistry, age about 43 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at B/3, Nayabad Main Road, P.O.- Mukundapur, P.S.- Purba Jadavpur, Kolkata - 700099, under Dist.- South 24 Parganas, Partner of the promoter (**Pallab Kumar Mondal and Gobinda Mistry**) of the proposed project "**PALM VILLA**" situated at Premises No: 3768, Nayabad Road, Ward No.- 109 under KMC, P.O.- Mukundapur, P.S.- Purba Jadavpur, Kolkata- 700099, Dist.- South 24-Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization date 08/10/2024;

I, Gobinda Mistry, Partner of the (Promoter) **Pallab Kumar Mondal And Gobinda Mistry** having PAN No (ABDFP4354Q) and registered office B/3, Nayabad Main Road, P.O.- Mukundapur, P.S.- Purba Jadavpur, Kolkata - 700099, under Dist.- South 24 Parganas, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



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Pallab Kumar Mondal and Gobinda Mistry

Partner

Partner

1. **Sri Salil Kumar Seth** (PAN- AIOPS0603H), son of Late Durga Das Seth, by Occupation- Service, by Faith Hindu, by Nationality Indian, residing at 105/ 1, Dr. G. S. Bose Road, P.O. & P.S.- Tiljala, District- South 24 Pargana, Kolkata - 700039, has a legal title to the land on which the development of the proposed project is to be carried out.



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.

3. That the time period within which the project shall be completed by us/promoter is 31/03/2025.

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.

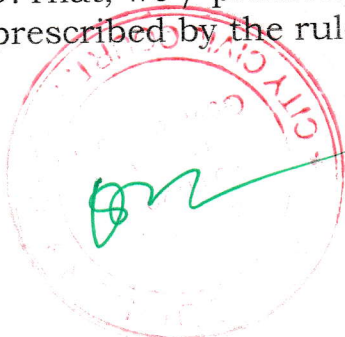
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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, 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 / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Pallab Kumar Mondal and Gobinda Mistry

Gobinda Mistry

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.



Pallab Kumar Mondal and Gobinda Mondal
Gobinda Mondal

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 8th day of October, 2024

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

08 OCT 2024

Pallab Kumar Mondal and Gobinda Mondal

Gobinda Mondal

Deponent

IDENTIFIED BY ME

S. Das

ADVOCATE