

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AM 271118

FORM 'B'
[See Rule 3(4)]


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

Affidavit cum Declaration

Affidavit cum Declaration of **MR. RAJENDRA JAIN**, duly authorized by the promoter of the proposed project "**MAHENDRA ENCLAVE**", vide his authorization dated 14th September, 2017.

I, **RAJENDRA JAIN**, duly authorized by the promoter of the proposed project "**MAHENDRA ENCLAVE**", do hereby solemnly affirm, declare, undertake and state as under:

1. That M/s. Bhrosemmand commerce Pvt. Ltd have a legal right 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.


REKHA TEWARI
NOTARY
Regn. No. - 10258/13
C.M.M's Court
Kolkata - 700 001

TOPSIA ESTATES PVT. LTD.


Director

31 AUG 2024

6703 23524

जन्मदिन

(पिता, माता, स्वामी, स्वामी, स्वामी)
(BIRTHDAY, NAME, SURNAME)

जन्म

(पिता, माता, स्वामी, स्वामी, स्वामी)
(BIRTHDAY, NAME, SURNAME)

जन्म

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 07/11/2025.
4. That seventy *per cent* of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the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 bed as the case may be, on any grounds.

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at KOLKATA on this 31st. day of August, 2024.

Deponent

REKHA TEWARI
NOTARY
Regn. No. - 10288/12

TOPSIA ESTATES PVT. LTD.

Director

