

S. No. 04/25



पश्चिम बंगाल WEST BENGAL

BEPC THE NOTARY PUBLIC  
AT ALIPUR POLICE COURT



14AC 790923

### FORM -B

(Declaration supported by an Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)

#### AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr Avijit Naskar, Promoter of the proposed/ on- going project.

I, Avijit Naskar, son of Late Jay Ram Naskar, Promoter of the proposed project "DEESHARI ABOSAR-II", Bolpur, District- Birbhum , do hereby solemnly declare ,undertake and state as under-

1. That Mega-E-Solutions Private Limited (MEPL) have a legal title to the land on which the development of the project "DEEDHARI ABOSAR-II", Bolpur is to be carried out and a legally valid document of title of such land by virtue of a registered Deed of Conveyance dated 16<sup>th</sup> day of July, 2025, duly registered in the Office of Additional Registrar Of Assurances-1 at Kolkata and recorded in Book No.1, Volume No1901-2025, Pages from 194364 to 194389, Being No.190106134 for the year 2025 of the real estate project.



20 DEC 2025

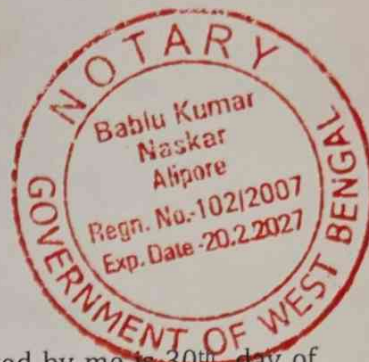
Mega e-Solutions Pvt. Ltd.

*[Signature]*  
Director

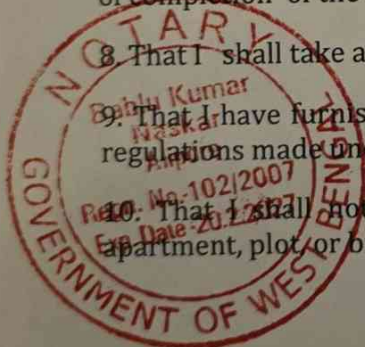


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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 30<sup>th</sup> day of August, 2028.
4. That 70% (Seventy per cent ) of the amount realized by me for the real estate 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 withdraw 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 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 I shall take all the pending approvals on time from the Competent Authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground.



Mega e-Solutions Pvt. Ltd.

DEPONENT Director

#### VERIFICATION

I, the Deponent above, do hereby 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 by me at Kolkata on this 20<sup>th</sup> day of December, 2025.

Mega e-Solutions Pvt. Ltd.

DEPONENT Director

Identified by me  
Bibhas Kumar Ghosh  
Advocate, Calcutta High Court  
HB/733/1995  
20 DEC 2025

Solemnly Affirmed & Declared  
Before me on Identification

B. K. NASKAR, Notary  
Alipore Police Court, Kol.-27  
Regn. No.- 102 / 2007  
Govt. of West Bengal