

S. No.....

Date

14 JAN 2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল

WEST BENGAL

15AC 586972

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

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



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) **SMT. ANIMA DAS** (PAN - EDYPS8554L) and (2) **SMT. TARA DAS** (PAN - AHNPD2724L), designated partners and authorized Signatories of **M/S. T & A DEVELOPER**, promoter of the proposed project "**ANANTYA**" lying and situated at Premises No. 15/1A, Ibrahimpur Road, with Assessee No.: 21-096-02-0279-0, Under the Jurisdiction of Kolkata Municipal Corporation Ward No. - 096, Borough - X, P.S. & P.O. - Jadavpur, Kolkata - 700 032;

We, (1) **SMT. ANIMA DAS** (PAN EDYPS8554L) and (2) **SMT. TARA DAS** (PAN AHNPD2724L), designated partners and authorized Signatories of **M/S. T & A DEVELOPER**, promoter of the proposed project "**ANANTYA**" lying and situated at Premises No. 15/1A, Ibrahimpur Road, with Assessee No.: 21-096-02-0279-0, Under the Jurisdiction of Kolkata Municipal Corporation Ward No. - 096, Borough - X, P.S. & P.O. - Jadavpur, Kolkata - 700 032 do hereby solemnly declare, undertake and state as under:

1. That **SRI. AMITAVA GUHA** have 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.

T & A DEVELOPERS

14 JAN 2026

Anima Das Tara Das

Partner

29 DEC 2025

SER. NO. 972

VALUE OF N. J. STAMP RS. 10

NAME OF PURCHASER B. C. LAHIRI

ADDRESS Advocate
Alipore Police Court
Kolkata - 700 027

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

H. MUKHERJEE

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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 **M/S. T & A DEVELOPER** /promoters is 29.06.2027.
4. That seventy (70) per cent of the amounts realised by **M/S. T & A DEVELOPER** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



T & A DEVELOPERS
Anima Das Tara Das
Partner

Deponent

14 JAN 2026

VERIFICATION

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

Verified by me at Kolkata on this 14th day of January, 2026.

T & A DEVELOPERS
Anima Das Tara Das
Partner

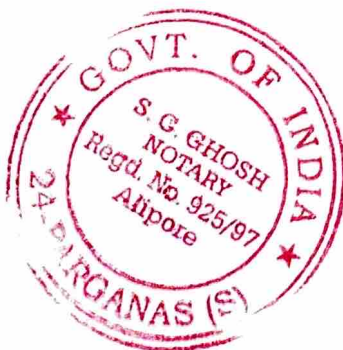
Deponent

Solemnly Affirmed & Declared
before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97 Govt. of India

Identified by me
Advocate

Vabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enri No-WB/2037/1999



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