

No. 24455..... Dated 13/12/2025

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR, बंगाल WEST BENGAL
DIST. - NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Promoter of the proposed project named "**MALLICK MANJILAS**", developed by, **3MQ REALTY LLP** [PAN : **AADFZ4063D**], represented by one of its Partners, namely **MINTU MONDAL** [PAN : **BAPPM4813D**].

I, **MINTU MONDAL** [PAN : **BAPPM4813D**], son of Omar Ali Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali Sardarpura, Near Agrami Club, Rajarhat Gopalpur (M) P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, the developer and promoter of the proposed project named "**MALLICK MANJILAS**", do hereby solemnly declare, undertake and state as under:

13 DEC 2025



Si. No. 21563 Sold to

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

Address.....

234 A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Date: Sign. ..

23 JUN 2025



- i. That the owners of this land are (1) Ismail Mallik, (2) Asma Bibi @ Asma Mallick, (3) Azad Mullick, (4) Azan Mallick & (5) Razzak Mallick. I, **MINTU MONDAL** [PAN : **BAPPM4813D**], Partner of **3MQ REALTY LLP** [PAN : **AADFZ4063D**], as a **Developer/Promoter** with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.
- ii. That the said land is free from all encumbrances.
- iii. That the time period within which the project shall be completed by me /promoter is **05.06.2028**.
- iv. That seventy per cent of the amounts realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- v. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- vi. That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
- vii. That promoter shall get accounts audited within 6 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.
- viii. That I/promoter shall take all the pending approvals on time, from the competent authorities.
- ix. That I/Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- x. 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 Verification any grounds. **For 3MQ REALTY LLP**

Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023

ALOKE BEPARI

NOTARY

Regd. No.-53927/25
Govt. of India

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 thisday of, 2025

13 DEC 2025

Verification

Mintu Mondal
Deponent
Designated Partner

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.