

S.L NO. 4

भारतीय गैर न्यायिक

बीस रुपये

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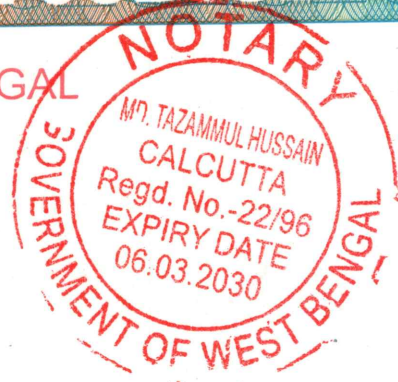
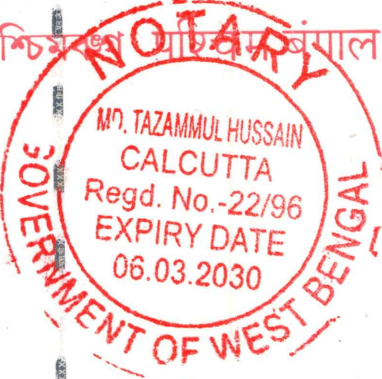


Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल न्यायिक न्यायालय WEST BENGAL 40AA 263028



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE [SIGNED] BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. HIMADRI GUHA Proprietor of M/s. MITRA GUHA ASSOCIATES promoter of the project "TAPASH GREEN".

I, HIMADRI GUHA S/o LATE DEBABRATA GUHA, aged about 73 years, residing at 220 Prince Anwar Shah Road, Lake Gardens, P.O.- Lake Gardens, P.S.- Lake, Kolkata-700 045 being the Proprietor of M/S MITRA GUHA ASSOCIATES having its registered office at 220 Prince Anwar Shah Road, Lake Gardens, P.O.- Lake Gardens, P.S.- Lake, Kolkata-700 045 & corporate office at 7B, Kiran Shankar Roy Road, P.S.- Hare Street, Kolkata- 700 001, Promoter of the proposed project "TAPASH GREEN" do hereby solemnly declare, undertake and state as under:

1. That the land owners have a legal title to the land on which the development of the is proposed at RS DAG no.-2170 & 2171; RS. KHATIAN No.- 365, 364, 1393, 1288; LR DAG No.- 2272 & 2273; LR KHATIAN No.- 1674, 1046, 5998, Mouza- Kusumba, J.L. No.- 50, Holding No.- 2459. Teghari, Ward No.- 08, Dist. - South 24 Parganas, P.S.- (Old Sonarpur) New- Narendrapur, Under Rajpur Sonarpur Municipality, Pin - 700 103 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 the development of the real estate project is 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 Promoter is October-2028.
4. That seventy percent of the amounts realized by the 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 the purpose.
5. That the amount 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 amount 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 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/ Promoter shall take all pending approvals on time, from the competent authorities.
9. That I/Promoter have 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.

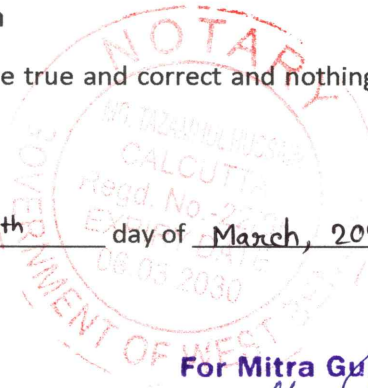
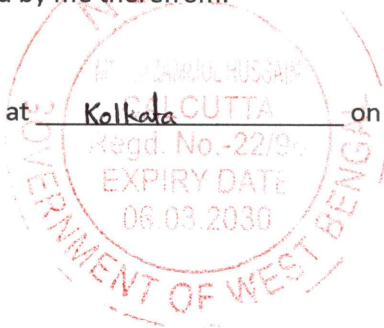
For Mitra Gulha Associates

Himadri Guha
Deponent Proprietor

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 18th day of March, 2026.



For Mitra Gulha Associates

Himadri Guha
Deponent Proprietor

IDENTIFIED BY ME

Subrata Santra
ADVOCATE
WB/129/98.

**Solemnly affirmed and declared
before me on Identification**

[Signature]
MD. T. HUSSAIN Notary
City Civil Court
Kolkata

Regd. No. 22/96. Govt. of W.B

18 MAR 2026

