

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

03AC 569181



BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANA-3

FORM 'B'

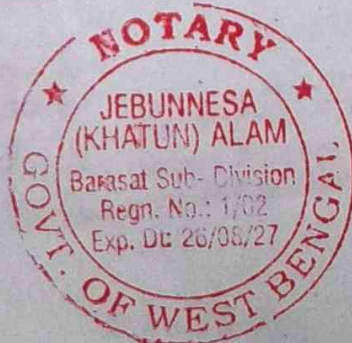
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

AFFIDAVIT CUM DECLARATION OF MOHANTA KUMAR MALLICK [PAN :
AQMPM2322B], [AADHAAR NO. 247705059372]

I, MOHANTA KUMAR MALLICK [PAN : AQMPM2322B], [AADHAAR NO. 247705059372], son of Rakhal Chandra Mallick, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Mallick Bari, Kaikhali Ghosh Para, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, promoter and Partner of the proposed project named "**MAYUR NIKETAN**" do hereby solemnly declare, undertake and state as under:

1. That the owner of this land is "**RABIA BIBI**". We, **VAISHNO DEVI REALTY [PAN : AAPFV7361N]**, as a **Developer/Promoter** with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



17 JUN 2025

Sl. No. 45749 Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: Sign. - 

ANAMIKA SWARNAKAR
ADVOCATE

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

12 FEB 2025

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 24.04.2029.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. 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.
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 Verification any grounds.



[Signature]
Deponent

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.....day of, 2025

solemnly affirmed on
by the party being duly identified by
Advocate
This document contains
pages and is checked by

[Signature]
Notary Public, Barasat
Notary Clerk
17/6/25
26/6/25
JEBUNNESA ALAM
Notary Public, Barasat
10th 24 Pgs. REGN No. 1/02

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
COURT, BARASAT