

Sl. No. 07.....Date.....

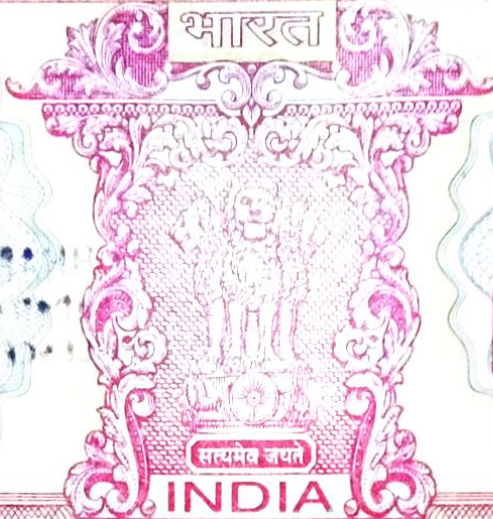
Regd Entry No. 01/26

08 JAN 2026

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

AN 596245

NOTARY PUBLIC, MALDA

FORM - "B"

Affidavit cum Declaration

I, SRI. RAJIB SAHA (PAN NO. BDDPS6772E) (AADHAR NO. 9812 0303 9634), Son of Lt. Krishna Murali Saha, by Occupation- Business, by Religion- Hindu, by Nationality-Indian, residing at Mangalbari, Old Malda, District - Malda, West Bengal-732142, being the Partner of " Mango City Realtors" (PAN NO. ABZFM6078N) and the promoter of the proposed project

I, SRI. RAJIB SAHA, being the Partner of " Mango City Realtors" (PAN NO. ABZFM6078N) and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That SRI PINTU SAHA, SRI SOUMEN SAHA, SRI BADAL DAS, AND SRI BISWAJIT DAS has 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 for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.



CITY REALTORS

Partner

AMIT K. MAITRA
Notary Public, Govt. of India
Area- Malda District (W.B.)
Regd No.-13809

08 JAN 2026

694 08/01/26
Sl. No. ... Date ... Value 50
Name .. Mangacity Realtors
Address .. Mangalbari
S. Malda

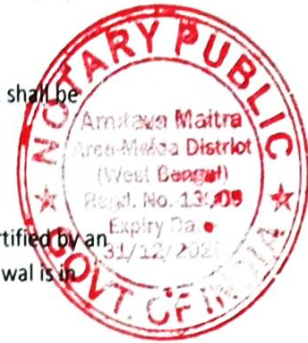
Chhabikarmakar
CHHABI KARMAKAR
SADAR STAMP VENDOR
LICENCE NO.-42, MALDA.



MANGACITY REALTORS
MANGALBARI, MALDA

CITY REALTORS
MANGALBARI

3. That the time period within which the project shall be completed by the promoters is 07.01.2029
4. That 70% of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other document as have been prescribed by the rules and regulation made under act.
10. That the promoters shall not discriminate against any allotted at the time of allotment of any apartment, Plot or building, as the case may be on grounds.



MANGO CITY REALTORS

Ranjit Kumar
Partner

Depnent

The contents of the above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from,

Verified by me at Malda, On this 8TH day of Jan.2026

Amitava Maitra
AMITAVA MAITRA
Notary Public, Govt. of India
Area- Malda District (W.B.)
Regd No.-13809

08 JAN 2026



Identified By Me
Jagrata Roy Chowdhury
Advocate
Malda Bar Association

