



पश्चिम बंगाल WEST BENGAL

07AC 873892

BEFORE THE NOTARY PUBLIC  
BARASAT NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of (1) SRI ATANU RAY (PAN-AWGPR4896M), (2) SRI ASHOKE SAHA (PAN- HDKPS1081P), (3) SRI SOUVIK DAS (PAN-BGRPD8439E), (4) SRI RANJAN SAMADDAR (PAN-DIJPS5795C), (5) SRI TARUN KANTI DUTTA (PAN- AZEPD7135J), (6) SRI RAJU BISWAS (PAN- AZVPB1539M), (7) SRI SUVRIT BOSE (PAN- AXLPB5907H), (8) SRI SUBHASISH DAS (PAN-AJCPD3488N), (9) SRI MANAS CHAKRABORTY (PAN-AQQPC8093D), (10) SRI PRADIP MONDAL (PAN- CMLPM7704C) and (11) SRI RANA DEY (PAN- AXPPD9034K), designated partners of M/S. MAA SARADA ENTERPRISE, promoter of the proposed project "GALAXY ENCLAVE" lying and situated at Plot Nos.- A & B, On L.R. Dag No.- 982, L.R. Khatian Nos.- 6269 & 10278, Mouza- Kora, J.L. No.- 27, R.S. No.- 182, Holding No.- 94, Babu Para (North), Under The Jurisdiction Of Madhyamgram Municipality, Ward No.- 15, P.S.- Madhyamgram, Dist.- North 24 Parganas, Kolkata - 700 130;

Page 1 of 3

10 JUL 2025

SL No. 12862  
Date 10 JUL 2025





We, (1) **SRI ATANU RAY (PAN-AWGPR4896M)**, (2) **SRI ASHOKE SAHA (PAN-HDKPS1081P)**, (3) **SRI SOUVIK DAS (PAN-BGRPD8439E)**, (4) **SRI RANJAN SAMADDAR (PAN-DIJPS5795C)**, (5) **SRI TARUN KANTI DUTTA (PAN-AZEPD7135J)**, (6) **SRI RAJU BISWAS (PAN-AZVPB1539M)**, (7) **SRI SUVRIT BOSE (PAN-AXLPB5907H)**, (8) **SRI SUBHASISH DAS (PAN-AJCPD3488N)**, (9) **SRI MANAS CHAKRABORTY (PAN-AQQPC8093D)**, (10) **SRI PRADIP MONDAL (PAN-CMLPM7704C)** and (11) **SRI RANA DEY (PAN-AXPPD9034K)**, designated partners of **M/S. MAA SARADA ENTERPRISE**, promoter of the proposed project **"GALAXY ENCLAVE"** lying and situated at Plot Nos.- A & B, On L.R. Dag No.- 982, L.R. Khatian Nos.- 6269 & 10278, Mouza- Kora, J.L. No.- 27, R.S. No.- 182, Holding No.- 94, Babu Para (North), Under The Jurisdiction Of Madhyamgram Municipality, Ward No.- 15, P.S.- Madhyamgram, Dist.- North 24 Parganas, Kolkata - 700 130 do hereby solemnly declare, undertake and state as under:

1. That (1) **SRI RANJIT SINHA ALIAS RANJIT SINGH (PAN - BFYPS4620E)** (2) **SMT. MITALI NAYAK (PAN - AMOPN1116G)** 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.

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. MAA SARADA ENTERPRISE** /promoters is **23.02.2028**.

That seventy (70) per cent of the amounts realised by **M/S. MAA SARADA ENTERPRISE** 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.



10 JUL 2025

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 We / 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 We / promoter shall take all the pending approvals on time, from the competent authorities.
9. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We / 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.



**MAA SARADA ENTERPRISE**  
 Souvik Dan. Anam Roy Raju Basu Jyoti Basu  
 Pradip Mandal, Subharish Des, Rama Roy Partner Ashoke Saha  
 Manas Chatterjee  
 02/07/2025 Deponent

#### 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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

Solemnly Affirmed Before Me On  
 The 10<sup>th</sup> day of JULY 2025  
 'Signed By Ld. advocate.....  
 at District Judge's Court at Barasat  
 North 24 Parganas, Kolkata- 700124

**MAA SARADA ENTERPRISE**  
 Souvik Dan. Anam Roy Raju Basu Jyoti Basu  
 Pradip Mandal, Subharish Des, Rama Roy Partner Ashoke Saha  
 Manas Chatterjee  
 02/07/2025 Deponent

**GAUTAM KUMAR SARKAR**  
**NOTARY**  
 Govt. Of West Bengal  
 Barasat North 24 parganas  
 Road No. 26/1/2024

**CHECKED BY**  
 P. Nath  
**NOTARY CLERK**

Identified by me  
 Chayamitika Dey  
 Advocate

10 JUL 2025