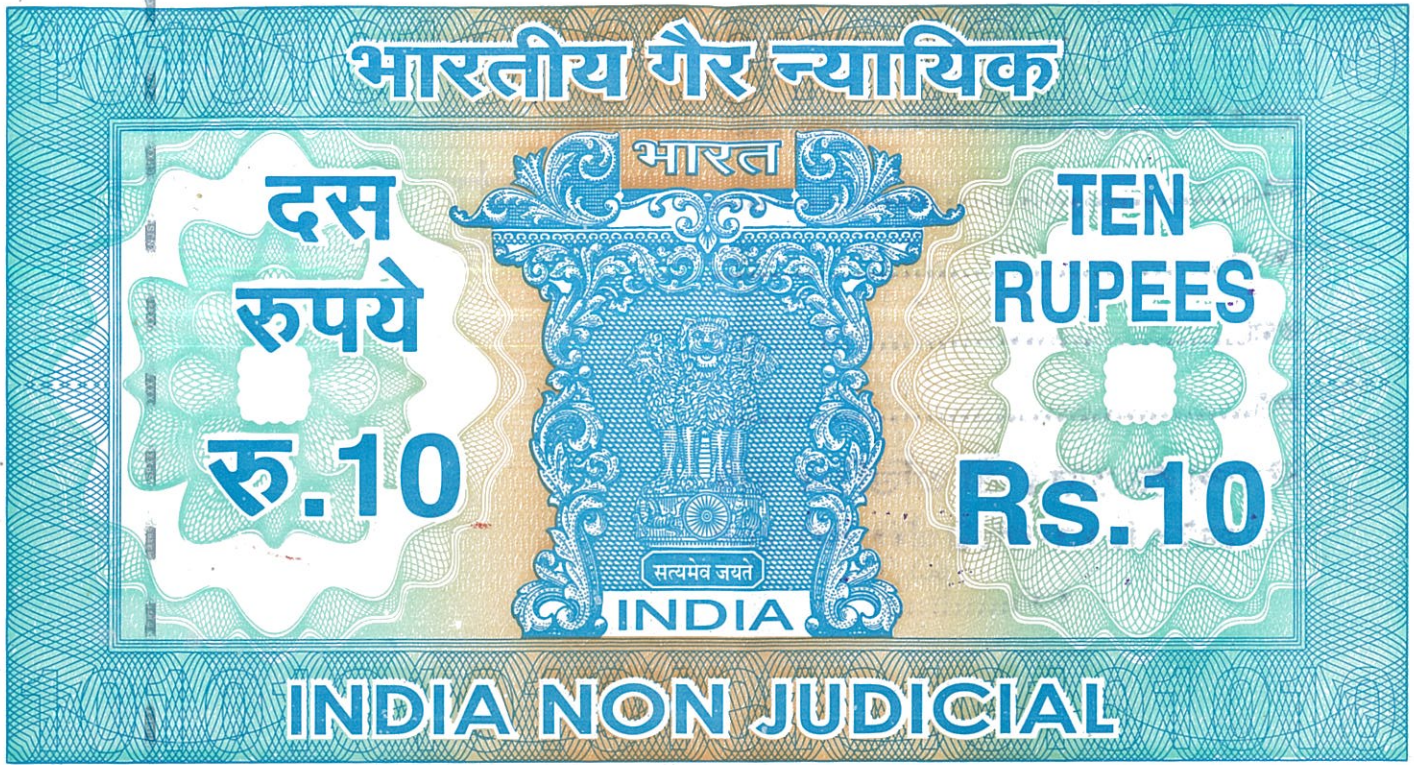
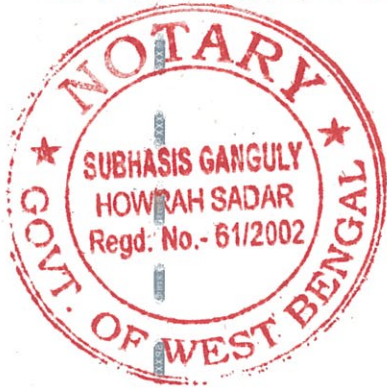


SL. NO. 03/ U 4 JUN 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 539967



BEFORE NOTARY
HOWRAH

FORM "B"

(See Rule 3(4))

Affidavit cum Declaration

Affidavit cum Declaration of AVIJIT GHOSH S/O LATE GOPAL CHANDRA GHOSH RESIDING AT 46A/33/3, SHIBPUR ROAD, P.O. AND P.S.- SHIBPUR, DISTRICT- HOWRAH -711102 DESIGNATION -DIRECTOR , MANGLA GAURI CONSULTANTS PVT.LTD. PROMOTER AND DEVELOPER OF THE "ASHA BRIDGE VIEW APARTMENT" PROJECT at 69 Shibpur Road, P.O.- Shibpur, P.S.- Shibpur, Howrah-711102.

I, AVIJIT GHOSH S/O LATE GOPAL CHANDRA GHOSH RESIDING AT 46A/33/3, SHIBPUR ROAD, P.O. AND P.S.- SHIBPUR, DISTRICT- HOWRAH -711102 DESIGNATION -DIRECTOR , MANGLA GAURI CONSULTANTS PVT.LTD. PROMOTER AND DEVELOPER OF THE . at 69 Shibpur Road, P.O.- Shibpur, P.S.- Shibpur, Howrah-711102.

do hereby solemnly declare , undertake and state as under :

01. That MANGLA GAURI CONSULTANTS PVT.LTD. 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 the title of such land of the real estate project.

04 JUN 2025

For Mangla Gauri Consultants Pvt. Ltd,

Avijit Ghosh
Director

204/ 22.4.25

নাম Moneta Gouri Consultants Pvt. Ltd

ঠিকানা Shipkur Rd. Howrah

আলা Shipkur

মূল্য 1/-

চ্যাপা ভেদার : শ্রী অভিজিৎ ভট্ট

স্বাক্ষর : জনাই এ. ডি. দাস - প্রতিনিধি বক্স : জনাই, হুগলী

স্বাক্ষর

BEFORE NOTARY
HOWRAH



02. That the said land is free from all encumbrances
03. That the time period within which the project shall be completed by me/ promoter /developer is 31/03/2028.
04. That seventy percent of the amount 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.
05. That the promoter /developer 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 project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
06. That promoter/developer shall take all the pending approvals on time, from the competent authorities.
07. That promoter/ developer has furnished such other documents as have been prescribed by the rules and regulations made under the act.
08. That promoter/ developer 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.
09. That the agreement for sale/ Builder buyer agreement of our project "ASHA BRIDGE VIEW APARTMENT" is in accordance to Annexure –A of West Bengal Estate (Regulation and Development) Rules 2021.
10. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act 2016 and the West Bengal Real Estate (Regulation and Development) Rules 2021.

11. That if any provision in agreement for sale is in contravention with the Real Estate (Regulation and Development)Act 2016 and the West Bengal Real Estate (Regulation and Development) Rules 2021. , the provisions of the said act and rules shall prevail in those cases.

12. That if any contradiction arises in future the deponent will be responsible for it.

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ Day of _____
**SOLEMNLY AFFIRMED AND DECLARED BEFORE
ME BY THE DEPONENT ON IDENTIFICATION OF
ADVOCATE**

SUBHASIS GANGULY
NOTARY, HOWRAH
Regd. No. 61/2002
Govt. of WB

04 JUN 2025

Identified by me
Suresh A. Samanta
Adv.

For Manda Court Consultants Pvt. Ltd.
Anujit Ghosh
Advocate

