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Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 885109

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144



AFFIDAVIT-CUM- DECLARATION

I, **RAJKUMAR HALDER**, S/o Dinesh Halder residing at Natunpally, Near Jagaran Sangha, RajpurSonarpur (M), South 24 Parganas, West Bengal-700147. Designation- Proprietor, Tara Maa Builders, promoter of the proposed Project, do hereby solemnly declare, undertake and state as under:

1. That our Project Tara Maa Apartment is situated at Premises No-05, Holding No- 05, Street- ChakHarinavi, Ward- 21, Khatian No- RS-165: 70, LR-256:3539, JL-33, Mouza- ChakHarinavi, PS- Sonarpur, South 24 Parganas, WB under RajpurSonarpur Municipality.



06 FEB 2026

No. 232 05.02.26 10/1
Name Raj Kumar

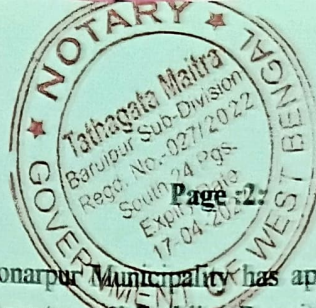
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SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS

Sushangram Bagchi
Road P. S. Sanatan
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2. That RajpurSonarpur Municipality has approved sanction plan for the project "Tara Maa Apartment" Building Permit No – SWS-OBPAS/2207/2025/0924 Dated 14-05-2025.
3. That the promoter will abide by the provision contained in Section 17 of a Real Estate (Regulation and Development) Act, 2016 read with clause (n) of section 2 relating to "common area".
4. That if any contradiction arises in future the deponent will be responsible for it.

Verification

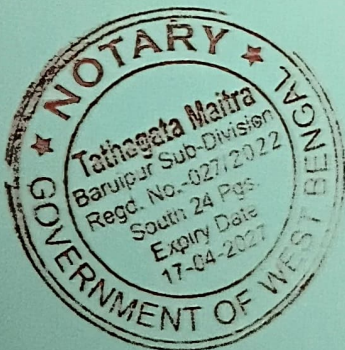
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Deponent
FOR TARA MAA BUILDERS

TARA MAA BUILDERS

Raj Kumar Halder

Proprietor RAJ KUMAR HALDER
PROPRIETOR



06 FEB 2026

Solemnly declared and affirmed
before me on identification
under the Notary Act.

Identified by
[Signature]
Advocate

Tathagata Maitra
TATHAGATA MAITRA
NOTARY
Regd. No.- 027/2022
Govt. of West Bengal

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

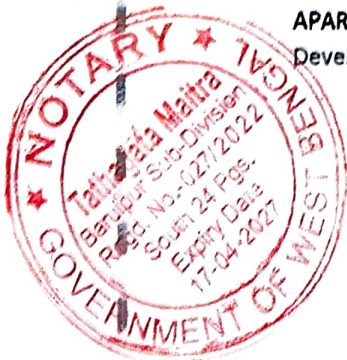
BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144



TO WHOMSOEVER IT MAY CONCERN

I, RAJKUMAR HALDER S/o Dinesh Halder residing at Natunpally, Near Jagaran Sangha, RajpurSonarpur (M), South 24 Parganas, West Bengal-700147 Designation Proprietor, TARA MAA BUILDERS, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the agreement for sale/Builder buyer agreement of our project "TARA MAA APARTMENT" is in accordance to annexure-A of West Bengal Real Estate (Regulation & Development) Rules 2021.



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No. 334 Dt. 05.02.26 Rs. 10/-
Name. Raj Kumar

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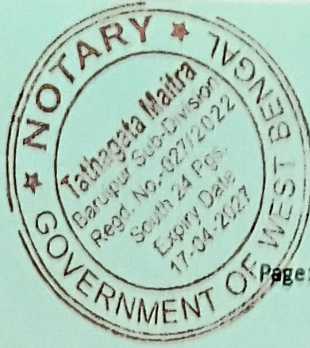
SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS

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Bagailpara Road

P. S. Sonarpur

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2. That none of the terms and conditions of the agreement for sale presented by us violate the provisions of the Real Estate (Regulation and Development) Act 2016 & the West Bengal Real Estate (Regulation & Development) Rules 2021.
3. That if any provision in Agreement for sale in contravention with the Real Estate (Regulation & Development) Rules 2021, the provision of the said act & rules shall prevail in those cases.
4. That if any contradiction arises in future the deponent will be responsible for it.

Verification

The content of my above Affidavits cum declaration are true and correct and nothing material has been concealed by me there from.

Deponent

For TaraMaa Builders

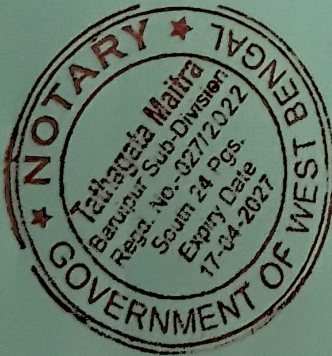
TARA MAA BUILDERS

Rajkumar Halder

Rajkumar Halder

Proprietor

PROPRIETOR



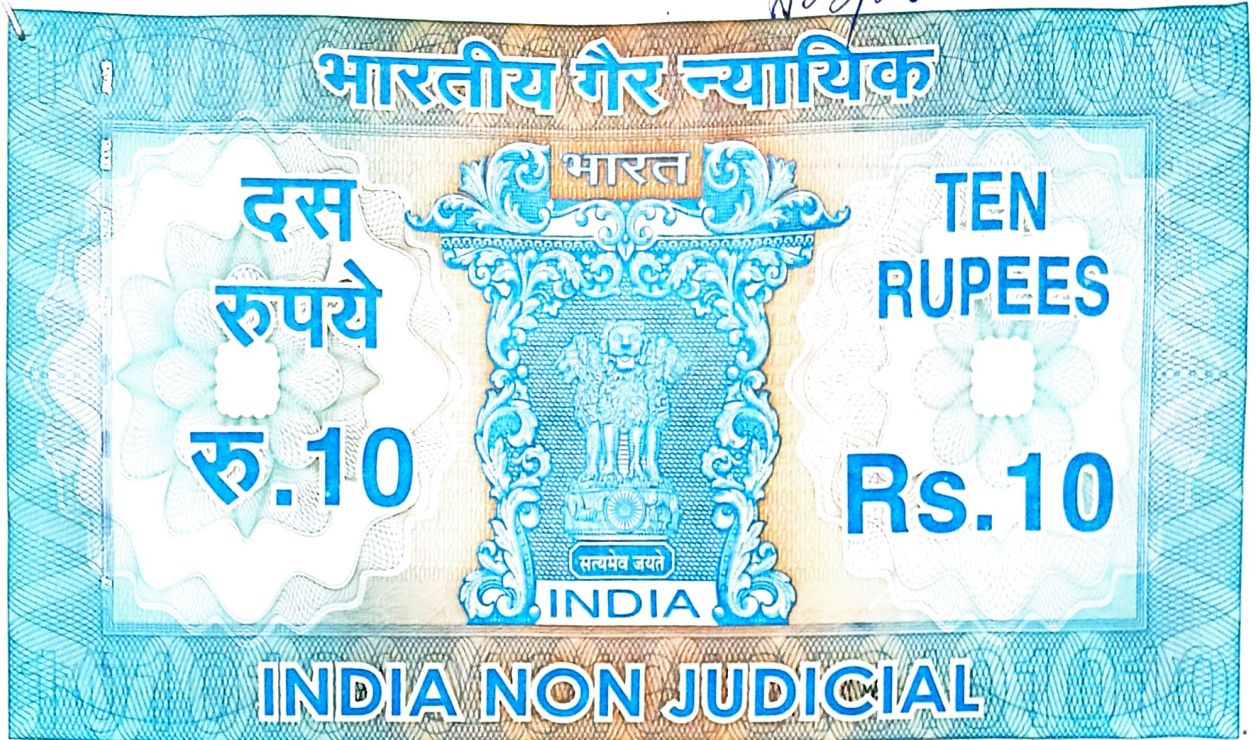
Solemnly declared and affirmed
before me on Identification
under the Notary Act.

Identified by
[Signature]
Advocate

TATHAGATA MAITRA
NOTARY
Regd. No.- 027/2022
Govt. of West Bengal

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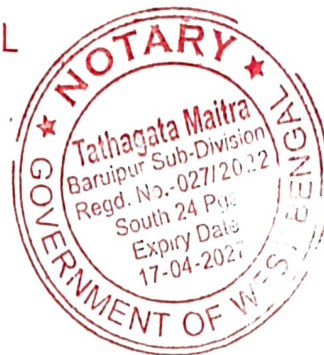
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 885110

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144



FORM "B"
[See Rule 3(4)]
AFFIDAVIT CUM DECLEARATION

Affidavit cum declaration of RAJKUMAR HALDER S/o Dinesh Halder residing at Natunpally, Near Jagaran Sangha, RajpurSonarpur (M), South 24 Parganas, West Bengal-700147. Designation Proprietor, TARA MAA BUILDERS promoter of proposed project;

I, RAJKUMAR HALDERS/o Dinesh Halder residing at Natunpally, Near Jagaran Sangha, RajpurSonarpur (M), South 24 Parganas, West Bengal-700147 Designation Proprietor, TARA MAA BUILDERS, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, AJOY KUMAR DEY have a legal title to the land on which the development of the proposed project is to be carried out,



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No. Di. Rs.

Name. Raj Kumar

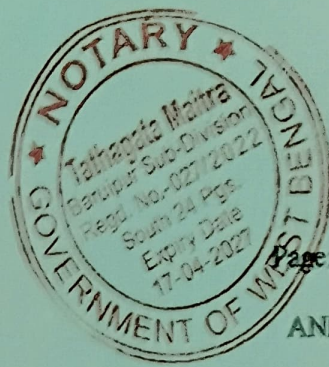
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Baruipara Road
P.S. Sonarpur
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SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24 PARGANAS



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AND

A legally valid authentication of title of such land of the real estate project along with Development agreement and Power of Attorney is enclosed herewith.

2. The said land is free from all encumbrances.
3. That time period within which the project shall be completed by me/promoter is 13.05.2028
4. 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 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, to cover the cost of the project, shall be withdrawn 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 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 amount 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 any grounds.

Verification

The content of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Subhasgram on this 04th Day of February 2026.

TARA MAA BUILDERS

Rod Kumar Haldar
Proprietor

Solemnly declared and affirmed
before me on identification
under the Notary Act.

Identified by
[Signature]
Advocate

TATHAGATA MAITRA

NOTARY

Regd. No.- 027/2022
Govt. of West Bengal