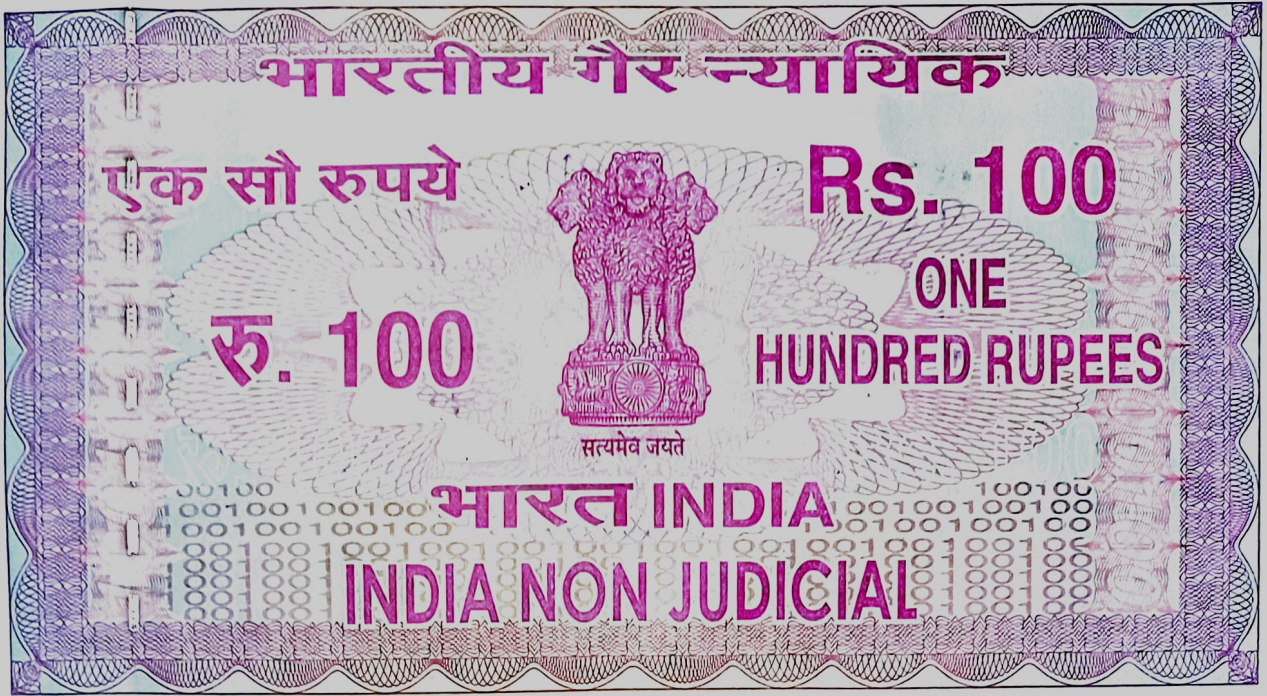




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

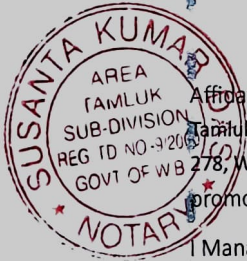
AS 056861

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration



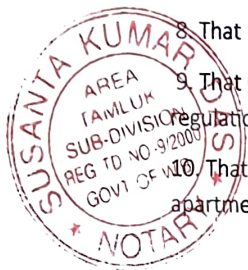
Affidavit cum Declaration of Mr. Manas Maity promoter of the proposed project "M VILLA", situated at Tamluk, Mouza – Salgachhia, Plot Nos. – L.R. and R.S. No. 149, L.R. Khatian No. – 2255, J.L. No. – 278, Ward No. – 17, under P.S. – Tamluk, District – Purba Medinipur, PIN – 721636 duly authorized by the promoter of the proposed project "M VILLA", vide his authorization dated 16.12.2024;

I Manas Maity promoter of the proposed project / duly authorized by the promoter of the proposed project M VILLA do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is "M VILLA", situated at Tamluk, Mouza – Salgachhia, Plot Nos. – L.R. and R.S. No. 149, L.R. Khatian No. – 2255, J.L. No. – 278, Ward No. – 17, under P.S. – Tamluk, District – Purba Medinipur, PIN – 721636, has a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 10.11.2029.

A. M. Enterprise
Manas Maity
Proprietor

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



2390/25

Deponent

For A M Enterprise
A. M. Enterprise
Manas Maity
Proprietor

Manas Maity

Proprietor

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 Tamluk on this _____ day of January 2025.

Deponent

For A M Enterprise

A. M. Enterprise
Manas Maity
Proprietor

Manas Maity

Proprietor

AUTHENTICATED BY

Susanta Kumar Das
SUSANTA KUMAR DAS, NOTARY
Appointed by the Govt. of West Bengal
under the Notaries Act, 1952 (Act No. 53
of 1952) for the Sub-Division Tamluk
PURBA MEDINIPUR
19.1.25