



पश्चिम बंगाल WEST BENGAL

09AC 887231



FORM 'B'

[See Rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration **SRIRAJA DEBNATH** proprietor of **M/S. MAA TARA ENTERPRISE** promoter of the proposed project **"MAA TARA APARTMENT"** lying and situated at Premises No.40, Paddapukur Road, with Assessee No.11-069-34-0049-1, Under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 069, Borough -VIII, P. S. Ballygunge, Kolkata - 7000120.

**REKHA TEWARI**  
NOTARY  
Regn. No. - 10288/13  
C.M.M.'s. Court  
Kolkata - 700 001

23 AUG 2025



20 AUG 2025

32127

SOLD TO.....

ADDRESS.....

RS.....

20 AUG 2025



CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-74

20 AUG 2025



FORM 1

[Part 2 of 2]

Attestation of Declaration

Attestation of Declaration  
M/S. MAA TARA ENTERPRISE  
MAA TARA APARTMENT  
Under the  
VIII. P. S. Balysingha, Kolkata - 700014

MAA TARA  
MAA TARA  
MAA TARA

20 AUG 2025

I, **SRI RAJA DEBNATH**, Proprietor of **M/S. MAA TARA ENTERPRISE**, promoter of the proposed project "**MAA TARA APARTMENT**" lying and situated at Premises Nos. 40E, Paddapukur Road, With Assesse No: 11-069-34-0049-1 Under the Jurisdiction of Kolkata Municipal Corporation Ward No.069, Borough VIII. P.S. Ballygunge, Kolkata 700020, do hereby solemnly declare undertake and state as under:

1. That **(1) SRI DEBOPRIYO DATTA @ DUTTA, (2) SRI ARIJIT SEN, and (3) AVIRUP SEN** 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 TARA ENTERPRISE**/promoters is 20.08.2028.
4. That seventy (70) per cent of the amounts realised by **M/S. MAA TARA 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered

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accountant in practice that the withdrawal is 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 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 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.

**MAA TARA ENTERPRISE**

*Raja Deb Nath*

**Proprietor**

Deponent

#### Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

**MAA TARA ENTERPRISE**

Verified by me at Kolkata on this 23<sup>rd</sup> day of August 2025.

*Raja Deb Nath*

**Proprietor**

Deponent

Identified by me

*M. Soumitra Alam*

Advocate.

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*REKHA TEWARI*  
**REKHA TEWARI**  
NOTARY

**REKHA TEWARI**  
NOTARY  
Regn. No. - 10268/13  
C.M.M.'s. Court  
Kolkata - 700 001

23 AUG 2025