

SL. NO...20377...



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary Public
Govt. of India



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of '**CALCUTTA DEVELOPERS [PAN. AASFC0881F]**', Developer/Promoter of the proposed project named '**MANNAT**' represented by one of its partners, "**ROHAN ISLAM [PAN. AGVPI1639Q]**".

I, **ROHAN ISLAM [PAN. AGVPI1639Q]**, son of Nazrul Islam, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali, Bimannagar, Airview Tower, Flat No. B1, 1st Floor, P.O. & P.S. Airport, Kolkata - 700052, District - North 24 Parganas, West Bengal, Partner of **CALCUTTA DEVELOPERS**, Developer/Promoter of the proposed project named '**MANNAT**' do hereby solemnly declare, undertake and state as under:

27 JUN 2026

Sl. No. 72235 Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

(0, Old Post Office Street

Kolkata - 700001)

Rs. 10/- (Rupees Ten) only

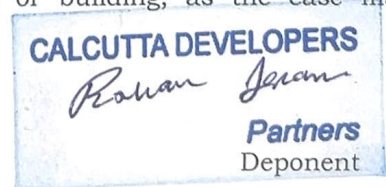
Issue Date: Sign

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

31 MAR 2026



1. That the owners of this land are (1) Kuddus Seikh and (2) Pandu Sk @ Pandu Saikh. We, '**CALCUTTA DEVELOPERS [PAN. AASFC0881F]**', as a **Developer/Promoter** with an authenticated copy of the agreement between the owners 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 period within which the project shall be completed by me /promoter is **08.01.2028**.
4. That seventy per cent of the amounts 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promotor 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 Verification any grounds.



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 Kolkata on thisday of, 2026

ATTESTED by me

Aloke Bepari
ALOKE BEPARI
NOTARY
 Regd. No.-53927/25
 Mob.: 9836894284

27 JUN 2026

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
 Registration No: F/1314/918/2011.