PARI HOLASLINO...

To THI Men These Presents Shall Come, I, Bholanath Sil practising as a X o t a r y in the Barrackpore Sub-Division, District North 24 Parganas of the state of West Bengal within the Union of India, do hereby declare that the "Paper Writings" collectively marked 'Il' annexed hereto, hereinafter called the Paper Writing "A", are presented before me by the executant (s)

GOVI OF INDIANA SEE DECLARATION

GOVI OF INDIANA

Gereinafter referred to as the executant (s) on this

O 6 NOV 2023

The "executant (s)" having admitted the execution of the paper Writing 'A' in respective hand (s) in presence of the witness (es) who as such, subscribe (s) thereon and being satisfied as to the identify of the executant (s) and the said execution, I have authenticated, verified and attested the execution the "Paper Writings" A" and testify that the said execution is in the respective hand (s) the executant(s)

An Act Whereof Being required of a Notary; I have granted These Presents as my Notarial Certificate to serve and avail as need and occasion shall or may require.



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Notarial Stamp on Original

Bholanath Sil NOTARY & ADVOCATE Barrackpore Court Dist. North 24 Parganas Regd. No. 2262 Bholanath Sil

NOTARY & ADVOCATE
GOVERNMENT OF INDIA
562, R. B. C. Road, P. O. Hazinagar
P. S. Naihati, Dist. North 24 Parganas

Phone : (033) 2588 - 3296 Mobile : 9903115183







FORM - B

Affidavit cum Declaration

Affidavit cum Declaration of Manoj Kumar Paul and Amit Kumar Shaw contractor/promoter/ partners of 'PAUL & SHAW ENTERPRISE' of the proposed Project named "MAA MANSHA APARTMENT" situated at 59/B Abdul Quddus Road, P.S. Titagarh P.O. Titagarh, Kolkata-700119, District – North 24 Parganas, West Bengal, India.

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17 OCT 2023	
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P S	Berrackpore Cour
Name of Treasury :- Barrackpore Name of Vender :- RANA SUR Date of Purchase	CT 2023
Total Amount	

Manoj Kumar Paul, (PAN-ALIPPS 200E) son of Dasami Lal Paul by faith Hindu, by Nationality -Indian, by occupation Business, residing at Om Apartment, 2nd floor, 2/B, Viveknagar, P.O- Titagarh, P.S Khardah, Pin-700119. District-North 24 Parganas and Shaw(AYYPS84469B) son of Gobardhan Shaw by faith Hindu, by Nationality -Indian, by occupation - Business, residing at Urapara P.O & P.S-Titagarh, Pin-700117. District-North 24 Parganas. promoter/contractor/partner/land owner.

Affidavit cum Declaration of Manoj Kumar Paul and Amit Kumar Shaw partners of 'PAUL & SHAW ENTERPRISE', of the proposed project do hereby solemnly declare, undertake and state as under:

- 1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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.
 - That the time period within which the project shall be completed by me/promoter is 31st March 2027.
 - 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.
 - 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 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.
- 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.

PAUL & SHAW ENTERPRISE
Man of I won bei

PAUL & SHAW ENTERPRISE
Amid Ichman Shaw

Deponent

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 brockpeon this 41/23day of

PAUL & SHAW ENTERPRISE
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Partnership

PAUL & SHAW ENTERPRISE
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Partnership

Deponent

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ATTESTED EXECUTION

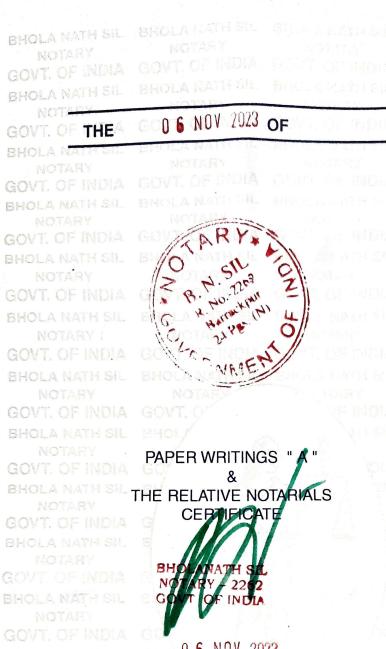
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OF INDIA

6 NOV 2023

6 NOV 2023



0 6 NOV 2023

BHOLANATH SIL

B. Sc., LL.M.

NOTARY & ADVOCATE GOVERNMENT OF INDIA BARRACKPORE COURT Dist. North 24 Parganas

Professional Address

562, R. B. C. Road, P. O. Hazinagar P. S. Naihati, Dist. North 24 Parganas Phone: (033) 2588 - 3296 Regd. No. 2262

Mobile: 9903115183

BHOLA NATH SIL