

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल



83AB 494421



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.

BHOLANATH SIL
NOTARY - 2262
GOVT OF INDIA

06 NOV 2023

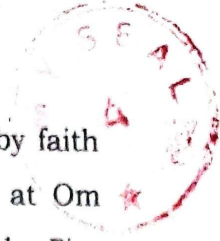
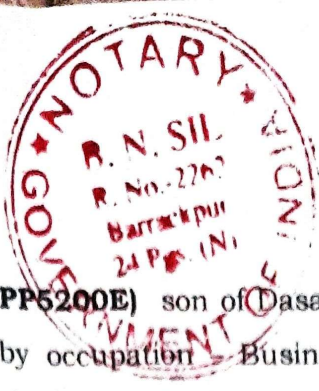
MS 17 OCT 2023

Name.....
Address.....
P.S.....
Dist.....
Name of Treasury :- Barrackpore
Name of Vender :- RANA SUR
Date of Purchase.....
Total Amount.....
Signature of Vendor.....

NAWAB HUSSAIN
Advocate
Barrackpore Court

12 OCT 2023

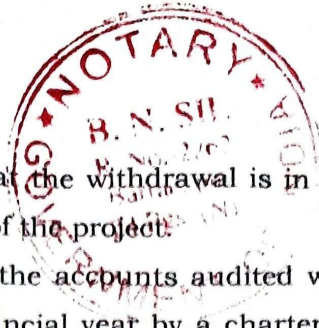




Manoj Kumar Paul, (PAN-ALIPP5200E) son of Dasami Lal Paul by faith Hindu, by Nationality - Indian, by occupation - Business, residing at Om Apartment, 2nd floor, 2/B, Viveknagar, P.O- Titagarh, P.S Khardah, Pin- 700119, District- North 24 Parganas and **Amit Kumar Shaw (AYYPS84469B)** son of Gobardhan 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.
3. 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.
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 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.

PAUL & SHAW ENTERPRISE
Mansj Kumar Paul
Partnership

PAUL & SHAW ENTERPRISE
Amit Kumar Shaw
Partnership

Deponent

Verification

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

PAUL & SHAW ENTERPRISE
Mansj Kumar Paul
Partnership

PAUL & SHAW ENTERPRISE
Amit Kumar Shaw
Partnership

Verified by me at ~~Barrackpore~~ on this 6/11/23 day of

Deponent

ATTESTED EXECUTION
BEFORE ME IN IDENTIFICATION

[Handwritten Signature]

B. N. SII
NOTARY - 2282
GOVT. OF INDIA

6 NOV 2023

6 NOV 2023

