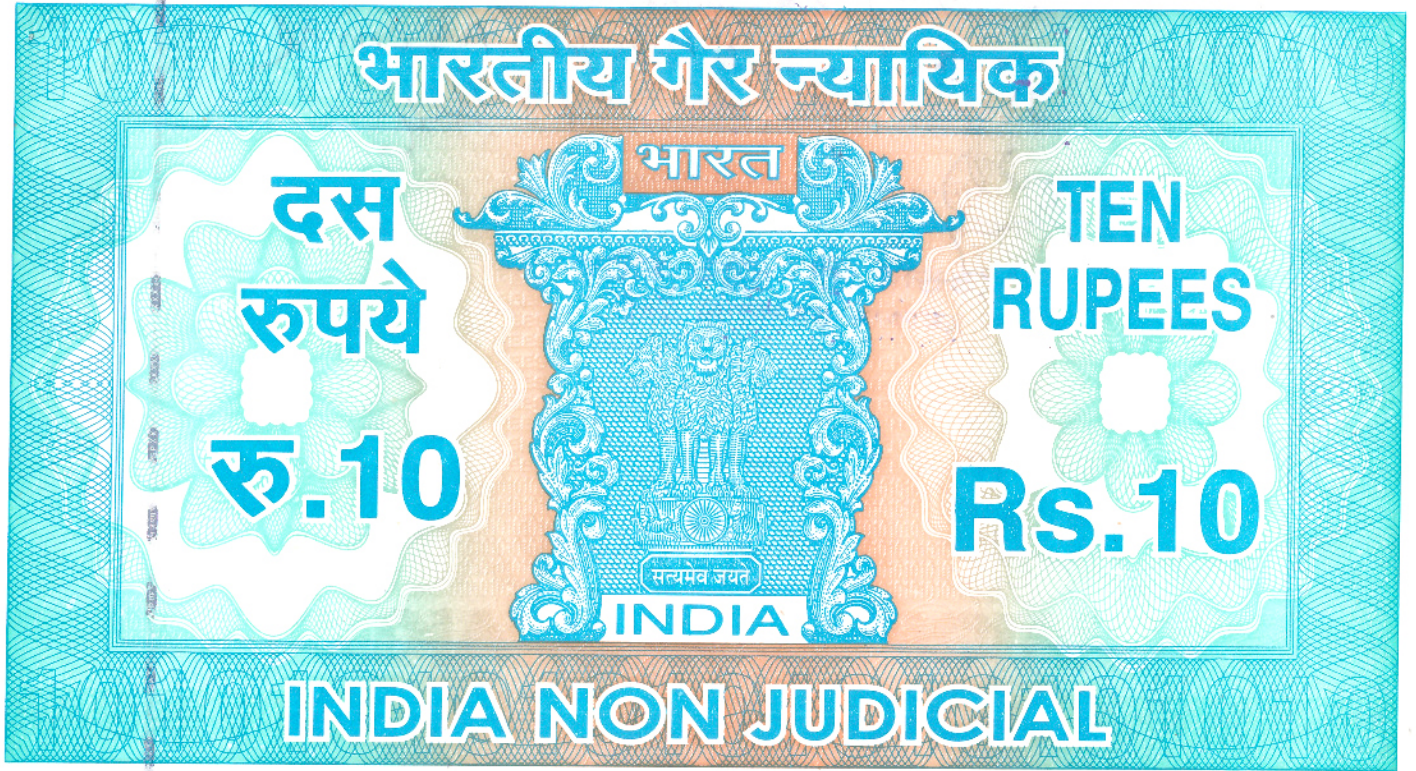




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL Notary Public of India 05AC 570314

S.L. No. 89
Date 28.02.2025

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MANDAL CONSTRUCTION, a proprietorship firm, represented by its proprietor SWAPAN MANDAL (PAN -DHHPM6397H), (AADHAAR NO. 7598 0607 2328) Son of Manoranjan Mandal, resident of Maheshpur, P.O. Sugandhya, P.S. - Polba, Dist Hooghly, Pin - 712102, having its office situated at Maheshpur More, P.O. Sugandha P.S. -Polba. Dist: Hooghly, Pin 712102, West Bengal, being Promoter of the proposed project having developing right given by the owner of the land, by virtue of Agreement for Development alongwith General Power of Attorney, which was registered at the office of D.S.R.-1, Hooghly, being no. 060110977 and 060110982, Dated 07/12/2023 respectively.



MANDAL CONSTRUCTION, the Developer of the proposed project duly having right to develop given by the Owners of the land, namely 1. SRI PARTHA GHOSH (PAN -ADHPG7935N), (AADHAAR NO. 8431 1681 5375) Son of Late Dr. Bimal Kumar Ghosh, resident of -184 G.T.Road, Sheoraphuli, P.O. & P.S. - Serampore, Dist - Hooghly, PIN - 712223.

2. SMT.MOUTUSHI PALIT (PAN - AGJPG6133H.), (AADHAAR NO. 4342 5422 2693) Daughter of Nimai Kumar Ghosh, resident of - 242 G.T.Road, P.O. & P.S. - Serampore, Dist - Hooghly, PIN - 712223., herein after referred to as the LAND OWNER, do hereby solemnly declare, undertake and state as under:

Cont.P/2

KAKALI MUKHERJEE
NOTARY

Regn. No.- 13791/18
Chandanagar
Hooghly-712109

28 FEB 2025

ভৈরব শ্রী সুব্রত মল্লিক
মোকাম চন্দননগর কোচ

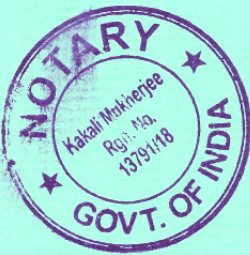
:: 2 ::

The Land Owner have 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 with an authenticated copy of the Agreement for Development alongwith General Power of Attorney between such Owner(s) and Promoters for Development of the real estate project is enclosed herewith:

1. That the said Land is free from encumbrances.
2. That the time period within which the project shall be completed by the promoter is 31ST day of December, 2029.
3. That Seventy percent of the amounts realized by the 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.
4. 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.
5. 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.
6. That we / the 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 utilized and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we / the promoter shall take all the pending approvals on time, from the component authorities.
8. That we / the promoter has/have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we / the promoter shall not discriminate against allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



KAKALI MUKHERJEE
NOTARY
Regn. No.- 13791/18
Chandannagar
Hooghly-721134

Deponent

Sign in presence and identified by me

Siljeend Mukherjee
Advocate

Cont.P/3

28 FEB 2025

:: 3 ::

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 Chandernagore on this ^{28th} day of February, 2025.

Deponent

Sign in presence and identified by me

Dilependu Mukherjee

Advocate
Chandernagore Court
License No.



Kakali Mukherjee
KAKALI MUKHERJEE
NOTARY
Regn. No.- 13791/18
Chandannagar
Hooghly-742109

28 FEB 2025