



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AC 871609

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Krishna Kumar Todi, Director of M/s. MANAMAA CONSTRUCTION PVT. LTD. promoter of the proposed project named **RADHIKA ELEGANCE** situated at PREMISES NO. 20C, SEVEN TANKS LANE, WARD NO. - 002, BOROUGH-I, P.S – SINTHEE, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700030, WB, India

I, Krishna Kumar Todi, Director of M/s. MANAMAA CONSTRUCTION PVT. LTD. promoter of the proposed project named **RADHIKA ELEGANCE** situated at PREMISES NO. 20C, SEVEN TANKS LANE, WARD NO. - 002, BOROUGH-I, P.S – SINTHEE, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700030, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Company has a legal title/right to the land on which the development of the project is proposed as our Company is the Land Owner of the Land on which the project is proposed to be developed, via purchase deed of land, being No.150613297 of 2022, registered at the Office of the ADSR – Cossipore Dumdum
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 31-03-2031

Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
REGN. NO. 54434/25
CJM COURT, KOLKATA

22 MAY 2026



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Krishna Kumar Todi
Deponent

Verification

I Laxmi Kant Todi Son of Deoki Nandan Todi Resident of 22, Madan Mohan Tolla Street, Kolkata – 700005, do solemnly affirm that 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 this 22nd day of May, 2026

by me

Chakraborty
Advocate
Calcutta
54-A/1991

Identified by me
[Signature]
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1991

Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
REGN. NO. 54434 /25
CJM COURT, KOLKATA

Krishna Kumar Todi
Deponent
Solemnly Affirmed & Declared Before
me on Identification of L.I. Advocate
[Signature]
Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
REGN. NO. 54434 /25
CJM COURT KOLKATA

22 MAY 2026