

Sl. No. 27 dated.....  
Regd. No. 02/25 1

13 NOV 2025

भारतीय रुपये न्यायिक

बीस रुपये

₹.20

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

Sanjoy Basak  
Malda Bar Court  
PIN 732142  
Regd. No. 52431  
Expiry Date  
17/04/2030

39AA 616480

AFFIDAVIT-CUM-DECLARATION

(Before the Notary Public, Malda) (Before the Notary Public, Malda)

I, **CHANDAN KUMAR DAS**, aged about 56 years, Son of Late Birendra Nath Das, by faith- Hindu, by Occupation- Business, residing at Ananda Bhavan, Maheshmati, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, State- West Bengal, Citizen of India being the authorized signatory on behalf of "**PRATIMA CONSTRUCTION**" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**PRATIMA MANSION**" is situated at Mouza- Sahapur, Police Station, Post Office and District- Malda, PIN code- 732142;
2. That the promoter will abide by the provisions contained in Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to 'Common Area'. In case any contradiction arises in the future the deponent will be responsible for it.

Deponent **PRATIMA CONSTRUCTION**

Chandan Kumar Das

Partner

The Declarant put his signature / L.T.I in my presence and Identified by me.

  
Advocate, Malda.

Sanjoy Basak  
NOTARY  
GOVT. OF INDIA

13 NOV 2025

SI No. 23406  
ADVOCATE

Malda Bar Association, Malda

13 NOV 2025

Sl. No. 29 dated.....  
Regd. No. 02/1251

13 NOV 2025

भारतीय रौप्याधिक

बीस रुपये

₹.20

भारत

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ  
Sanjoy Basak  
Malda Dist.  
Malda (W)  
Regd. No. -52  
Expiry Date  
17/10/2030

WEST BENGAL

39AA 616499

Before the Notary Public, Malda

**AFFIDAVIT**

(Before the Notary Public, Malda)

I, **CHANDAN KUMAR DAS**, aged about 56 years, Son of Late Birendra Nath Das, by faith- Hindu, by Occupation- Business, residing at Ananda Bhavan, Maheshmati, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, State- West Bengal, Citizen of India being the authorized signatory on behalf of "**PRATIMA CONSTRUCTION**" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- That the Agreement for sale of UNITS in our project "**PRATIMA MANSION**" is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

  
PRATIMA CONSTRUCTION  
Chandan Kumar Das

  
Sanjoy Basak  
NOTARY  
GOVT. OF INDIA

P.T.O

13 NOV 2025

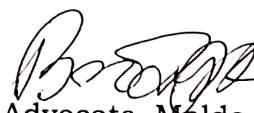


2. That none of terms and conditions of the Agreement to sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent  
PRATEEK CONSTRUCTION  
Chandan Kumar Basak

✓ Partner

The Declarant put his signature / L.T.I in my presence and Identified by me.

  
Advocate, Malda.

ADVOCATE  
Malda Bar Association, Malda

SI No. 93108 Date

  
Sanjoy Basak  
NOTARY  
GOVT. OF INDIA

13 NOV 2025

  
13 NOV 2025



Sl. No. 28 dated.....  
Read. No. 02/951

13 NOV 2025

भारतीय रौर न्यायिक

वीस रुपये

भारत

Rs. 20

₹.20

TWENTY  
RUPEES



পশ্চিমবঙ্গ  
WEST BENGAL

39AA 616500

Before the Notary Public, Malda

**FORM- B**

[see rule 3 (4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of "PRATIMA CONSTRUCTION" promoter of the proposed project / duly authorized by the promoters of the proposed project "PRATIMA MANSION" vide its/his/their authorization :**

I, **CHAN DAN KUMAR DAS**, aged about 56 years, Son of Late Birendra Nath Das, by faith- Hindu, by Occupation- Business, residing at Ananda Bhavan, Maheshmati, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, State- West Bengal, Citizen of India being the authorized signatory on behalf of "**PRATIMA CONSTRUCTION**" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

  
Sanjoy Basak  
NOTARY  
GOVt. OF INDIA

13 NOV 2025

P.T.O

PRATIMA CONSTRUCTION  


1. That **Smt. Mitali Das** has a 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed here with.
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 15.09.2028.
4. That seventy per cent of the amounts realised 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.
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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

#### 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 Malda on this 13<sup>th</sup> day of Nov., 2025.

✓ **AVIMA CONSTRUCTION**  
Deponent *Chandan Kumar Das*,  
Partner

*Chandan Kumar Das*  
 Advocate, Malda.

*Sanjoy Basak*  
**NOTARY**  
**GOV1. OF INDIA**

ADVOCATE  
 Malda Bar Association *Partner*

SI No. 93107 Date.

13 NOV 2025

