

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



34AA 574301

FORM 'B'

[See rule 3(2)]

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 Mr. Rahul Gupta, (PAN: AECPG0849R), son of Mr. Shishir Kumar Gupta, age about 48 years, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at HB-26 ,Sector 3, Saltlake City, Bidhannagar, District- North 24 Parganas, West Bengal - 700106, Director of the promoter (**MAYFAIR VILLA PRIVATE LIMITED**) of the proposed project Mayfair Smart City (Phase I – “SANTORINI”) situated at JL No. 118, P.O. Nepalgunje, P.S- Bishnupur, Mouza- Raghobpur under Panakuya Gram Panchayat, Distict: South 24-Parganas, Pin Code- 700103, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19 /09/2024;

I, Rahul Gupta Director of the (promoter) **MAYFAIR VILLA PRIVATE LIMITED**, a Private Limited Company incorporated under companies Act, 1956 having CIN No.: U70101WB1994PTC062237 & PAN No.: AADCM1469R and its registered office at “**JASMINE TOWER**”, 6TH Floor, 31, Shakespeare Sarani, Police Station- Shakespeare Sarani, Kolkata- 700017, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. **MAYFAIR VILLA PRIVATE LIMITED** (PAN- AADCM1469R), a company incorporated under the Companies Act, 1956, having its Registered Office at “**JASMINE TOWER**”, 6TH Floor, 31, Shakespeare Sarani, Police Station- Shakespeare Sarani, Kolkata- 700017, have/has a legal title to the land on which the development of the project is to be carried out.

For **MAYFAIR VILLA PVT. LTD.**

Director

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms' Court
x & 3 Bankshall Street
Kolkata-700001

19 SEP 2024

99115

Mayfair Villa Pvt. Ltd
31, Shakespeare Sarani
6th Floor, Kolkata-700 017

NAME _____
ADD _____
Rs. _____
30 JUL 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

30 JUL 2024

30 JUL 2024

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 us/promoter is 31/12/2032.
4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we / 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.

For MAYFAIR VILLA PVT. LTD.

Deponent Director

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 Kolkata on this day of 19 September, 2024.

For MAYFAIR VILLA PVT. LTD.

Director

Deponent

KAMAL KUMAR PAUL,
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms' Court
& 3 Bankshall Street
Kolkata-700001

Solemnly Affirmed & Declared Before
me on Identification of Adv. Advocate

KAMAL KUMAR PAUL, NOTARY
Govt. of India Reon. No -2700/04

19 SEP 2024

Identified by Mr
Himadri Chakrabarti
Advocate
Enrollment No. WB/154/21
C M M Court, Kolkata