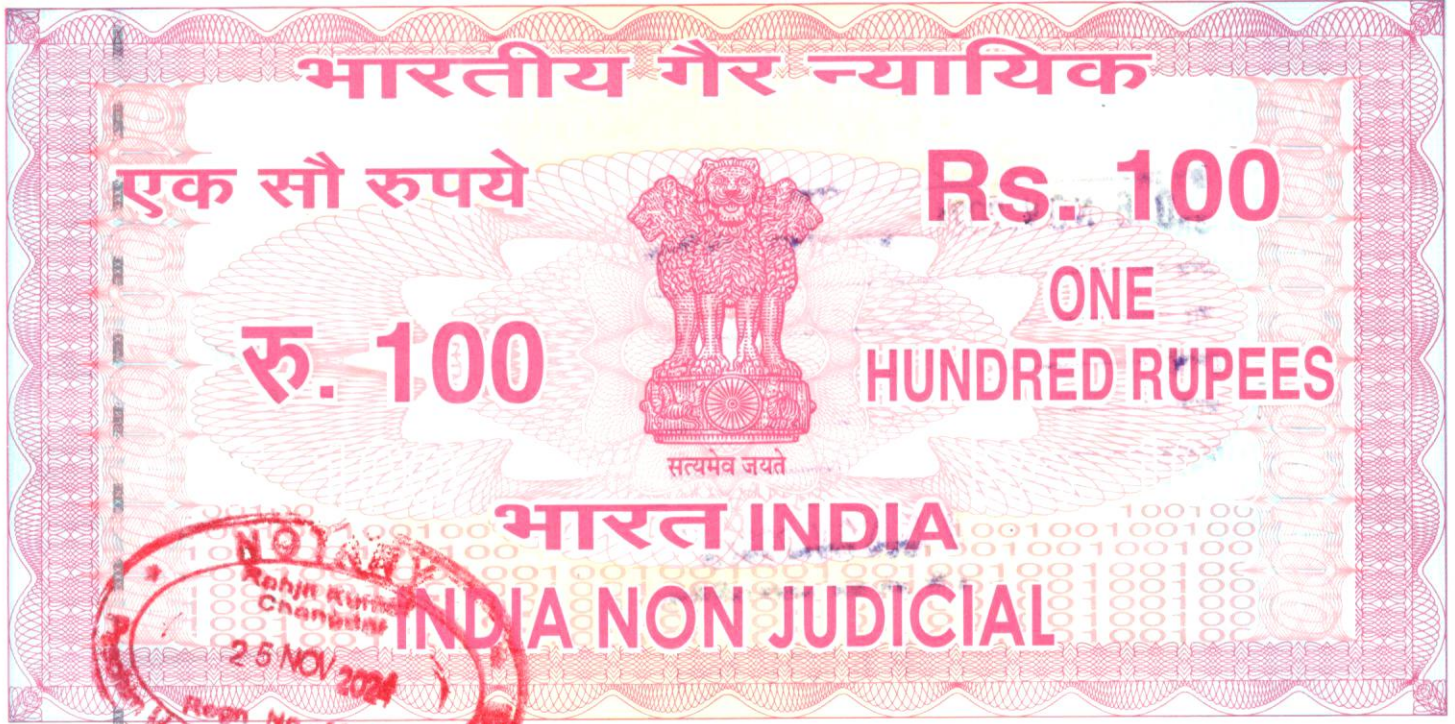




पश्चिम बङ्गाल WEST BENGAL

AT 262027

FORM - B

[See rule 3(4) of West Bengal Real Estate (Regulation & Development) Rules, 2021]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **TETRAS DEVELOPERS & CONSTRUCTIONS PVT. LTD.** (herein after referred to as 'the Partnership Firm') Promoter of the on-going project named "**MOM**" situated at Mouza – Keranitola, J.L. No. – 171, L.R. Khatian No – 22487, R.S & L.R. Plot No – 469 & 470, Municipality Holding No – 611, Midnapur Municipality under the Word No. – 12, Vidyasagar Sarani, Library Road, Post Office – Midnapur, Police Station – Midnapur, District – Paschim Medinipur, Pin – 721101, West Bengal, INDIA.

Tetras Developers & Constructions Pvt. Ltd. (represented by its Partnership, Mr. Sudipta Bose), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreements with (1)

PAGE 1 OF 3

**TETRAS DEVELOPERS
&
CONSTRUCTIONS PVT. LTD.**

Sudipta Bose

DIRECTOR

RANJIT KUMAR CHANGDAR
Notary Reg. No.- 111/02 (W.B.)
Sadar Sub- Divn
Dist. - Paschim Medinipur

25-11-2023

[Signature]

ক: নং 12749 টাকা 100
তার 06 NOV 2024 জেলা-পশ্চিম মেদিনীপুর
নাম
সং Tetras Developers and constructions pvt. ltd.
পোষ্ট Ali guni
থানা midnapore
স্বাক্ষর

for S. B-s-e

06 NOV 2024
এ. বি. এম. আর. কলিকতা মেডিকেল

06 NOV 2024

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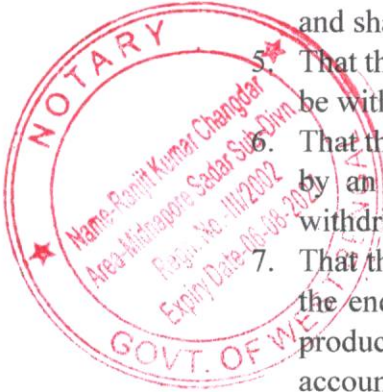


Sutanu Chakraborty (2) Santanu Chakraborty (3) Sudipta Bose and Tetras Developers & Constructions Pvt. Ltd. a Partnership Firm having The Corporate Identity Number is **U45400WB2021PTC248871** Certificate of Enlistment under Midnapur Municipality Certificate Number: **0917P132522272955** dt **14.07.2022**.

AND

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of **December 2028**.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (as per proforma agreement for sale), from time to time, shall be deposited in a separate account to be maintained in a scheduled/non 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 the Partnership Firm 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 the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm 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.
11. That if any provision in Agreement for sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
12. That if any contradiction arises in the future that Deponent will be responsible for it.



**TETRAS DEVELOPERS
&
CONSTRUCTIONS PVT. LTD.**

RANJIT KUMAR CHANGDAR
Notary Regd. No.- 111/02 (W.B.)
Sadar Sub- Divn
Midnapore

DIRECTOR

PAGE 2 OF 3

I, **Sudipta Bose**, Son of **Tulsi Charan Bose**, by Religion – Hindu, by Occupation – Business, Residing at – Colonelgola, P.O. – Midnapur, P.S. – Midnapur, District – Paschim Medinipur, Pin – 721101, PAN No. – AGRPB9616J, solemnly affirm that the facts stated in Paragraphs 1 to 12 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

**TETRAS DEVELOPERS
&
CONSTRUCTIONS PVT. LTD.**

Sudipta Bose

DIRECTOR

**SUDIPTA BOSE
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 Midnapore on this 25^{Nov} day of 2024

**TETRAS DEVELOPERS
&
CONSTRUCTIONS PVT. LTD.**

Sudipta Bose

DIRECTOR

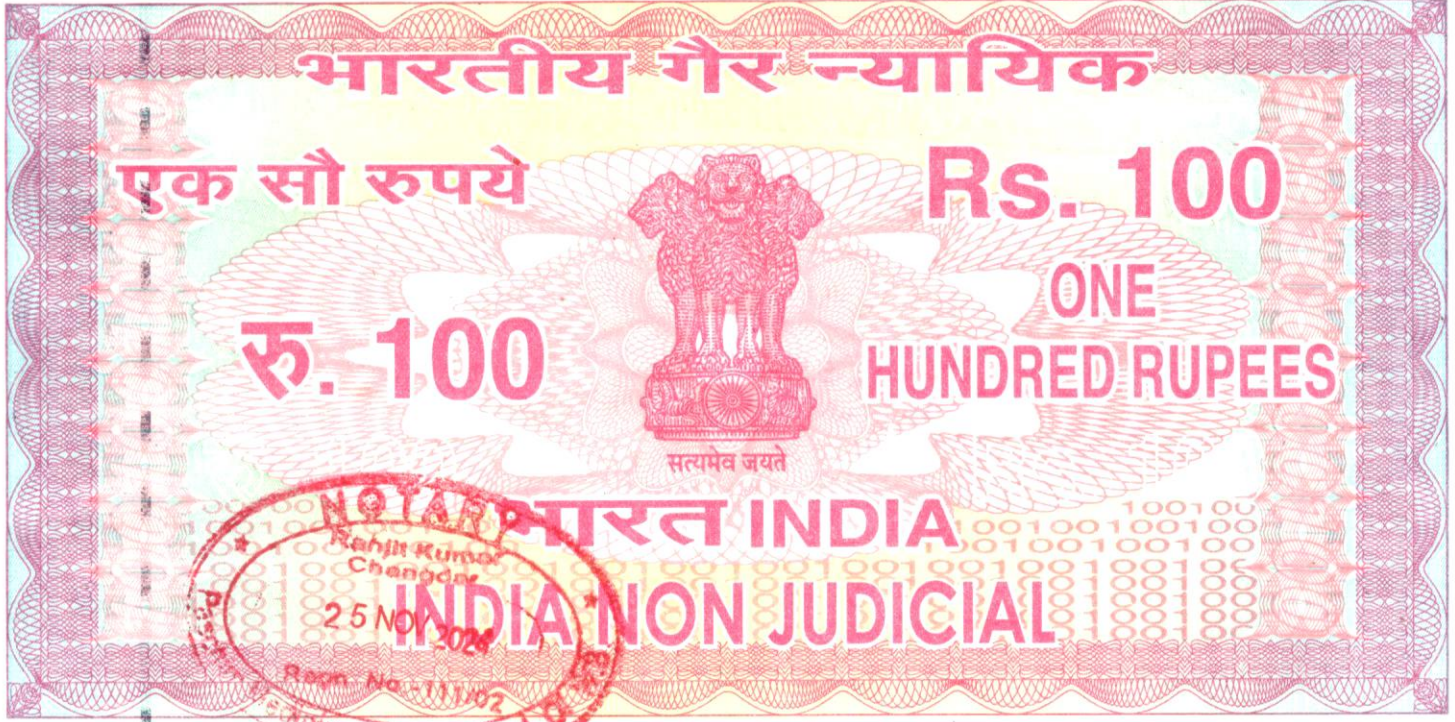
**SUDIPTA BOSE
DIRECTOR**

Deponent

Affidavit No. R.C. 2224 Dt. 25/11/24
Solemnly Affirmed & Declared Before me
T. Develaparis and others
who is duly identified
by S-N. Ali
Advocate/ Law Clerk

RANJIT KUMAR CHANGDAR
Notary Regd No.- 111/02 (W.B.)
Sadar Sub- Divn., Dist.- Paschim Medinipur

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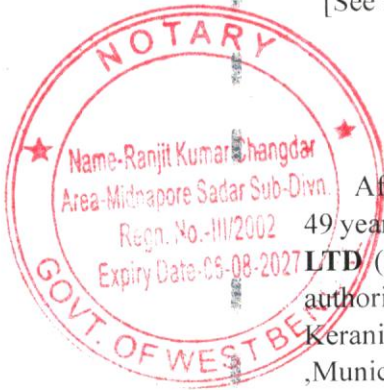
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 043903

FORM - B

[See rule 3(4) of West Bengal Real Estate (Regulation & Development) Rules, 2021]

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of **Mr. Sudipta Bose**, S/o- **Tulsi Charan Bose**, aged about 49 years, duly authorized by the **TETRAS DEVELOPERS & CONSTRUCTION PVT LTD** (herein after referred to as a Promoter) promoter of the proposed project / duly authorized by the promoter of the proposed project "**MOM**" situated at Mouza – Keranitola, J.L. No. – 171, L.R. Khatian No – 22487, R.S & L.R. Plot No – 469 & 470, Municipality Holding No – 611, Midnapur Municipality under the Word No. – 12, Vidyasagar Sarani, Library Road, Post Office – Midnapur, Police Station – Midnapur, District – Paschim Medinipur, Pin – 721101, West Bengal, INDIA. West Bengal, vide authorization dated 23-01-2024.

I, **Mr. Sudipta Bose** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

PAGE 1 OF 2

**TETRAS DEVELOPERS
&
CONSTRUCTIONS PVT. LTD.**

Sudipta Bose

DIRECTOR

RANJIT KUMAR CHANGDAR
Notary Regd. No.- 111/02 (W.B.)
Sadar Sub- Divn
Dist. - Paschim Medinipur

কমিক নং ২৫৮২ মং ১০০ টাকা মাত্র

তারিখ ০৫/০৭/২০২৪ জেলা - পশ্চিম মেদিনীপুর

ফ্রেডা ~~কালকটারেট~~ পানা ~~কালকটারেট~~

সাং ~~কালকটারেট~~

পোঃ ~~কালকটারেট~~

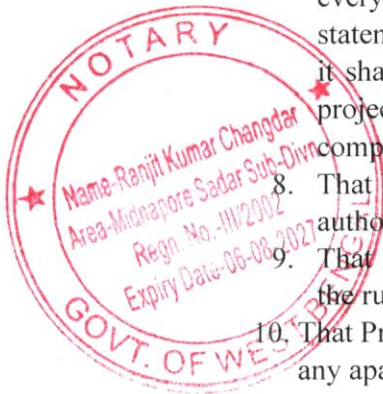
স্বাক্ষরিত, ০৫-০৭-২০২৪

১০০.০০ x ১২১০০.০০

স্বাক্ষরিত ০৫/০৭/২০২৪
স্বাক্ষরিত ০৫/০৭/২০২৪
কালকটারেট, পশ্চিম মেদিনীপুর



1. That Promoter has a legal title to the land on which the development of the project is proposed.
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 **DECEMBER 2028**.
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 / non 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 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 prescribed 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.



**TETRAS DEVELOPERS
&
CONSTRUCTIONS PVT. LTD.**

Sudipta Bose

DIRECTOR

Deponent

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 Midnapore on this 25^{Nov} 2024 day of Nov & 2024

**TETRAS DEVELOPERS
&
CONSTRUCTIONS PVT. LTD.**

Sudipta Bose

DIRECTOR

Deponent

Affidavit No. R.C. 22212 Dt. 25/11/24
Solemnly Affirmed & Declared Before me
by S. Bose
who is duly identified
by S. N. Ali
Advocate/ Law Clerk

RANJIT KUMAR CHANGDAR
Notary Regd No.- 111/02 (W/B)

Sadar Sub. Divn. Dist. Paschim Medinipur

PAGE 2 OF 2

Sudipta Bose
25/11/24