

SL. NO.....26.....



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 063152

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 Smt. Moumita Mahato, (PAN: BORPM8252C) wife of Late Sunil Kumar Mahato, age about 49 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Nandankanan, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, Dist.- North 24 Parganas, Director of the promoter (**MAHISHRA REALTY PRIVATE LIMITED**) for the proposed project "**MOURAS**" situated at Mouza- Barbaria, J.L. No. 08 under Paschim Khilkapur Gram Panchayat, P.O.- Nabapally, P.S.- Previously Barasat presently Duttapukur, Kolkata- 700126, Dist.- North 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12 /11/2025;

I, Moumita Mahato, Director of (promoter) **MAHISHRA REALTY PRIVATE LIMITED**, having CIN: U41001WB2023PTC262814 & PAN : AAQCM9944A, and registered office at Holding No. 1471, Manikanta Bhavan, Uttar Baluria, Noapara, Ward No. - 04 under Barasat Sadar, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, Dist.- North 24 Parganas of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

12 NOV 2025

MAHISHRA REALTY PVT. LTD.  
Moumita Mahato  
Director

1.(a) **Sri Tapan Kumar Das**, (PAN- AGWPD0137D), son of Late Prafulla Kumar Das, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at Krishnanagar Road, P.O. Noapara, P.S. Barasat, Kolkata - 700125, Dist.- North 24 Parganas, (b) **Smt. Kakali Pal**, (PAN- AZIPP4556B), wife of Sri Bhaskar Pal, by Occupation- Business, by Faith - Hindu, by Nationality - Indian, residing at Noapara Kalibari Road, P.O. & P.S. Barasat, Kolkata - 700124, Dist.- North 24 Parganas, (c) **Smt. Kali Das**, (PAN- AFSPD2281F), wife of Sri Debabrata Das, by Occupation- Business, by Faith - Hindu, by Nationality - Indian, residing at Bhatrapally, Nabapally, Presently North East Noapara, Satyajitpally, P.O. Noapara, P.S. Barasat, Kolkata - 700125, Dist.- North 24 Parganas and (d) **Smt. Mita Das**, (PAN- ADTPD9483A), wife of Late Mihir Das, by Occupation- Business, by Faith - Hindu, by Nationality - Indian, residing at Noapara Vivekananda Road, P.O. & P.S. Barasat, Kolkata - 700124, Dist.- North 24 Parganas, 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 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 **22/11/2028**

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.

12 NOV 2025

MAHISHRA REALTY PVT. LTD.

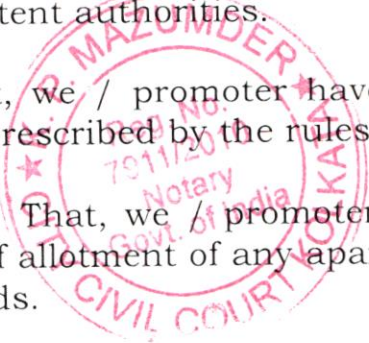
*Mohit Mahesh*

Director

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.



MAHISHRA REALTY PVT. LTD.  
*Mahishra Mahesh*  
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 Kolkata on this 12th day of November, 2025.



MAHISHRA REALTY PVT. LTD.  
*Mahishra Mahesh*  
Director  
Deponent

Signature Attested  
on Identification  
*K. P. Mazumder*  
K. P. Mazumder, Notary  
City Civil Court, Kolkata  
Reg. No.-7911/2010 Govt. of India

IDENTIFIED BY ME  
*C. Das*  
Advocate

12 NOV 2025