



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]
AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Vaibhav Daga duly authorized by the promoter of the proposed project Maruti Enclave vide its authorization dated _____.

I, Vaibhav Daga S/o Damodar Das Daga aged 36 Years R/o GD-340, Salt Lake, Sector 3 Kolkata 700106 duly authorized by the promoter of the proposed project Maruti Enclave, do hereby solemnly declare, undertake and state as under:

1. That Maruti Nandan Properties Private Limited have 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 promoter is 31.12.2026.
4. That seventy per cent of the amounts realized 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.

16 APR 2026

No. 685 Date 07-04-2026

Rupees 401

Name _____

Address _____

Vender _____

07 APR 2026

KRISHNA GOPAL KAYAL
STAMP VENDER
A.D.S.R.O. Matla South 24 Pgs

MANOJ BASU
Advocate
Enrollment No-F-247/2006
Bidha - Nagar Court
Kolkata-700091



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

MANUJI NANDAN PROPERTIES 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 16th day of April, 2026.

MANUJI NANDAN PROPERTIES PVT. LTD

✓ Deponent
Director


ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

Identified by me

✓ 
Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091