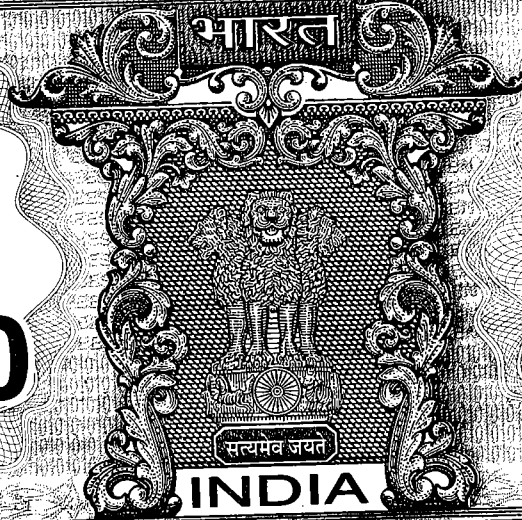


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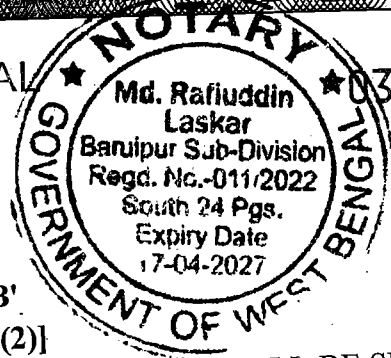
TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BE THE NOTARY PUBLIC AT BARUIPUR
KOL-44, GOVT. OF WEST BENGAL



3AC 374137

FORM 'B'

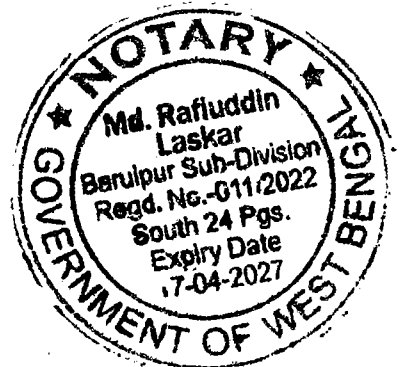
[See rule 3(2)]

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. Ranjit Roy, son of Late Ajit Kumar Roy, by Faith Hindu
by Occupation Business, By Nationality Indian, residing at UD-080807, UDITA Complex,
1050/1, Survey Park, Post Office- Survey Park, Police Station- Purba Jadavpur, Kolkata -
700075, District-South 24 Parganas, West Bengal, being the Partner and an authorized
representative of M/s TANIAN MANSIONS a partnership firm duly constituted under
the Indian Partnership Act, 1932 and having principal place of business at 583, Kalikapur,
Kolkata-700099, Post Office- Mukundapur, Police Station- Purba Jadavpur, District-South
24 Parganas, West Bengal vide its authorization dated 08/03/2024;

04 JAN 2025



62281

Sold to.....
Address
Value <u>VI</u>
4 DEC 2024
L.S.V., High Court Abhijeet Sarker High Court, A.S

RAJIB GHOSH
Advocate
6, Old Post Office Street
5th Floor, Kol-700001

1. I, Ranjit Roy, son of Late Ajit Kumar Roy, by Faith Hindu by Occupation Business, By Nationality Indian, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Post Office- Survey Park, Police Station- Purba Jadavpur, Kolkata -700075, District-South 24 Parganas, West Bengal, being the Partner and an authorized representative of M/s **TANIAN MANSIONS** a partnership firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business at 583, Kalikapur, Kolkata-700099, Post Office- Mukundapur, Police Station- Purba Jadavpur, District-South 24 Parganas, West Bengal duly authorized by the promoter of the said project do hereby solemnly declare undertake and state as under:

2. That **MR. CHIRANJIT BHATTACHARJEE**, son of Sri Bidhan Chandra Bhattacharjee, having his Income Tax Permanent Account No. (**PAN- BDBPB6737L**) and Aadhaar No. (**7075 7075 7664**) by Faith-Hindu, by Nationality-Indian, carrying on business as Developer and Contractor under the name and style of **M/S. EPIC**, as Proprietor thereof having his Office at No. 442, West Mahamayapur, M- 173, Garia Gardens, Garia, Kolkata-700084, Post Office- Garia, Police Station-Narendrapur (formerly Sonarpur) and place of residence at Fartabad Beltala, Garia, Kolkata-700 084, Post Office- Garia, Police Station-Narendrapur (formerly Sonarpur), District South 24-Parganas, West Bengal have 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.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by us/promoter is **31.12.2025**.

5. 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.

6. That, the amounts from the separate account to cover the cost of the project shall be Within in proportion to the percentage of completion of the project.

7. 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 proportion to the percentage of completion of the project.

8. 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

statement of accounts duly certified and signed by such chartered accountant and 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.

9. That, we/promoter shall take all the pending approvals on time from the competent authorities.

10. That, we promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

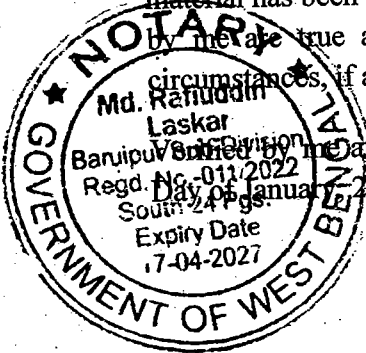
11. That, we promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

TANIAN MANSIONS

[Signature]
Partner
Deponent

VERIFICATION

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything is found wrong, I shall remain guilty for the same.



Identified By Me

Royib alash

Advocate

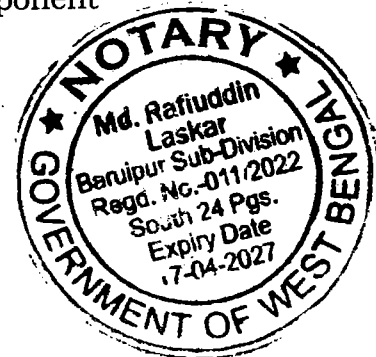
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Solemnly Affirmed & Declared
before me on Identification.

IR
MD. RAFIUDDIN LASKAR
NOTARY
Baruiপুর Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal

TANIAN MANSIONS

[Signature]
Partner
Deponent



04 JAN 2025