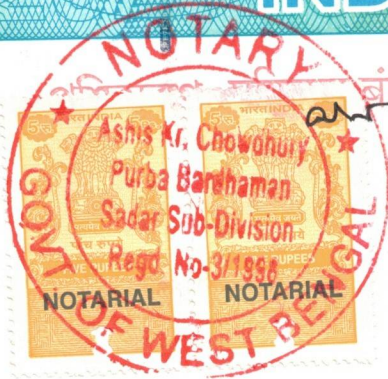




बंगाल WEST BENGAL

36AA 078472

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Sri Arkajyoiti Ganguly**, (PAN – BFRPG3447Q), S/O Madan Mohan Ganguly, Age – 31, Qualification – Civil Engineer, by caste – Hindu, Nationality - Indian by occupation – Business, resident at – 58 A Second Lane, Khaluibil Math, P.O. – Burdwan, P.S. - Burdwan, Dist.- Purba Bardhaman, PIN- 713101 (W.B.) India. Promoter of the proposed project / duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 20-11-2023

I **Arkajyoiti Ganguly**, Designation-Partner of “**MA SARBAMANGALA REALTORS**” (PAN- ABYFM9406F) a partnership firm, having its Authorised Promoter of the proposed project “**MAA SARBAMONGOLA APARTMENTS**”, do hereby solemnly declare, undertake and state as under :-

ASHIS KR. CHOWDHURY
Notary, Govt. of W. Bengal
Regd. No.-3/1998
Chandrasekhar Road, Badamtala
Purba Bardhaman

MA SARBAMANGALA REALTORS
Arkajyoiti Ganguly
Partner

16 APR 2025

Signed in my presence
& Identified by me

Advocate

27575

ক্রমিক নং..... তারিখ..... 19 MAR 2025

ক্রেতা M. S. Realtors

সাকিম Burdwan

স্ট্যাম্পের মূল্য 20/-

বর্ধমান ট্রেজারী ১নং স্ট্যাম্প খরিদ তারিখ.....

স্ট্যাম্প ভেস্তার-সঞ্জয় আচার্য

জেলা জজ অদালত (বর্ধমান)

সিইসিএস নং-১/২০০৪-০৫

19 MAR 2025

(Signature)

১৯৩৫

MA SARBAMANGALA REALTORS

Partner

ASSTANT K. CHOWDHURY
19 MAR 2025
19 MAR 2025
19 MAR 2025

2 APR 2025

1. That the Promoter have / has a legal title to the land on which the development of the proposed Project “**MAA SARBAMONGOLA APARTMENTS**” 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.

OR

That details of encumbrances NA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **31/12/2025**.

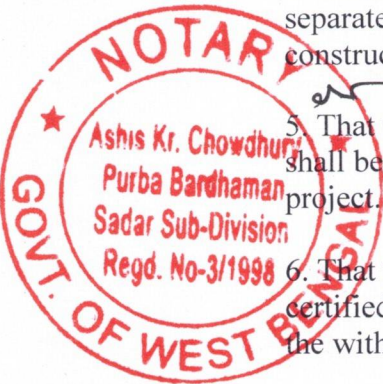
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.



16 APR 2025

Signed in my presence
& Identified by me.

Advocate

MAA SARBAMONGALA REALTORS

Ashis Kr. Chowdhury

Partner

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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.

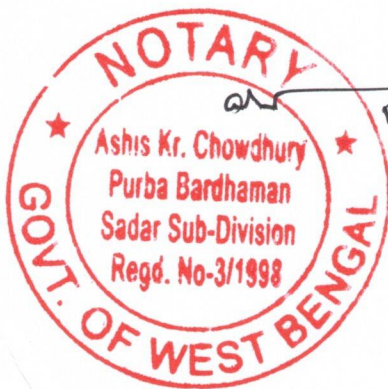
MA SARBAMANGALA REALTORS

Ashis Kr. Chowdhury

Deponent

Partner
Signed in my presence
& Identified by me

Advocate



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at Burdwan on this 16th day of April 2025

MA SARBAMANGALA REALTORS

Ashis Kr. Chowdhury

Partner

Deponent

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ashis Kr. Chowdhury
Notary, Govt. of West Bengal
Purba Bardhaman
Regd. No.-03/1998

Signed in my presence
& Identified by me

Advocate

SAUMALYA CHOWDHURY
ADVOCATE (WB-610/2009)
Dist. Court, Purba Bardhaman
Mobile :- 9434671452

16 APR 2025