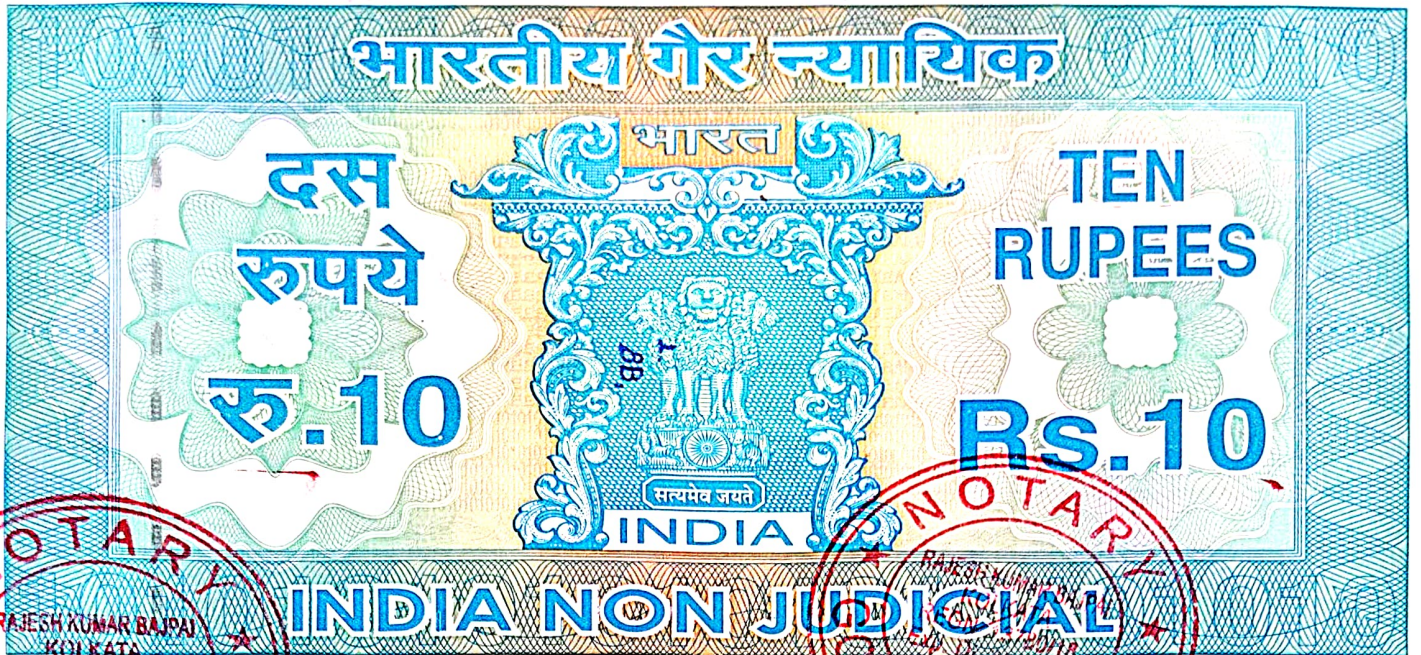




पश्चिम बंगाल WEST BENGAL

09AC 839270

FORM 'B'

[See rule 3(4)]

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 Sri Dulal Chandra Mondal, Proprietor of M/s. MONDAL CONSTRUCTION, promoter of the proposed **SONAR BANGLA ABASAN** at RS & LR Dag No. 336, RS Khatian – 351, LR Khatian – 4225 & 4226, Mouja – Khurigachhi, under Kamrabad Gram Panchayet, PS –Sonarpur, Dist – South 24 Parganas, PIN – 700150, WB, India

I, Dulal Chandra Mondal, Proprietor of M/s. MONDAL CONSTRUCTION, promoter of the proposed **SONAR BANGLA ABASAN** at RS & LR Dag No. 336, RS Khatian – 351, LR Khatian – 4225 & 4226, Mouja – Khurigachhi, under Kamrabad Gram Panchayet, PS –Sonarpur, Dist – South 24 Parganas, PIN – 700150, WB, India, do hereby solemnly declare, undertake and state as under:

1. That Dulal Chandra Mondal and my son Subrata Kumar Mondal has a legal title/right to the land on which the development of the project is proposed as we are the Landowners of the Land on which the Project is proposed, via Purchase Deed of Land, being No. 160800750 of 2019, registered at the Office of the ADSR - Sonarpur
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 03-06-2028

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshan Street
Kolkata-700 001

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Dulal Chandra Mondal
Deponent

Verification

I Dulal Chandra Mondal Son of Panchu Gopal Mondal Resident of Uttar Paschim Noapara, Rajpur Sonarpur, Kolkata - 700150 do solemnly affirm that 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 26th day of September, 2025

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

[Signature]
RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. - 13780/18
CJM COURT CALCUTTA
2&3 Banksahil Street
Kolkata-700 001

Dulal Chandra Mondal
Deponent

26 SEP 2025