

Q. 70/22



পশ্চিমবঙ্গ পশ্চিমবঙ্গ
BEFORE THE NOTARY
BARUIPUR CIVIL & CRIMINAL COURT WEST BENGAL

NOTARY
Rakesh Ghosh
Baruipur Court 12AC 063112
South 24 Pgs.
Regn. No.- 52285/2025
Exp. Dt.-16-04-2030
GOVT. OF INDIA

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 Sri Nantu Ghosh, (PAN: AUTPG2008B) son of Late Pran Ballav Ghosh, age about 51 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 1/429, Gariahat Road (South), P.O.- Jodhpur Park, P.S.- Lake, Kolkata- 700068, Proprietor of the promoter (**M/S. TARA MAE ENTERPRISE**) for the proposed project "**Santi Apartment**" situated at Holding No. 672, Paschim Balia, ward no. 01, under Rajpur Sonarpur Municipality, P.O. Garia, P.S. Narendrapur, District- South 24 Parganas, Pin Code- 700084. duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06/05/2026;

I, Nantu Ghosh, Proprietor of the (promoter) **M/S. TARA MAE ENTERPRISE** having registered office at 1/429 Gariahat Road, ward no. 093 under KMC, P.O. Jodhpur Park, P.S. Lake, Kolkata- 700068 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

TARA MAE ENTERPRISE

Proprietor

06 MAY 2026

1. **SMT. BHARTI PATRA**, (PAN: BLDPP0727J) wife of Late **Phani Bhushan Patra**, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at Garia Station Road Dcoder place, P.O.- Garia, P.S.- Narendrapur, District- South 24 Parganas, Kolkata- 700084, has a legal title to the land on which the development of the project is proposed 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 27/01/2028.
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.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

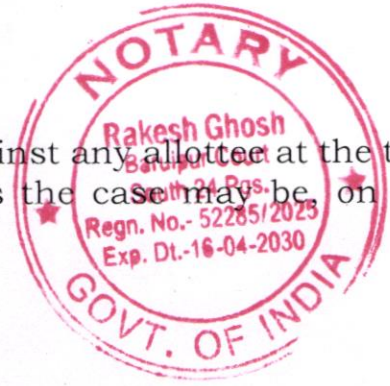
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

TARA MAA ENTERPRISE

Proprietor

06 MAY 2026

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.



TARA MAA ENTERPRISE

Proprietor

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 6th day of May, 2026

P. Ghosh.

TARA MAA ENTERPRISE

Proprietor

Deponent

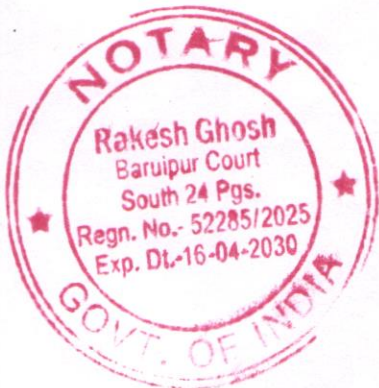
Identified by me

Advocate

Signature(s)/L.T.I.(s) of the
Executant(s) Attested by me on
Identification of Advocate

RAKESH GHOSH
NOTARY

Govt. of India, Regn. No.- 52285/25
Baruaipur Civil & Criminal Court
Kolkata- 700144



06 MAY 2026