



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 985280

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 Tapas Nandy, Partner of M/s. MAA MANASA DEVELOPERS promoter of the proposed project "17/3, LAKSHMI DUTT LANE" at Premises No. 17/3, Lakshmi Dutt Lane, under Ward No. 08 of Borough - I of KMC, PS - Shyampukur, PO - Baghbazar, Kolkata - 700003, WB, India

I, Tapas Nandy, Partner of M/s. MAA MANASA DEVELOPERS promoter of the proposed project "17/3, LAKSHMI DUTT LANE" at Premises No. 17/3, Lakshmi Dutt Lane, under Ward No. 08 of Borough - I of KMC, PS - Shyampukur, PO - Baghbazar, Kolkata - 700003, WB, India hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. MAA MANASA DEVELOPERS has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Krishna Das, Biswanath Mukherjee, Sukhen Bagchi, Sanat Bagchi, Smal Kumar Maitra and Juthika Maita, being Deed No. 190203662 of 2018, registered at the Office of the ARA - II, Kolkata
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 31-12-2025

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court
Kolkata - 700 091

24 FEB 2025

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19 FEB 2025
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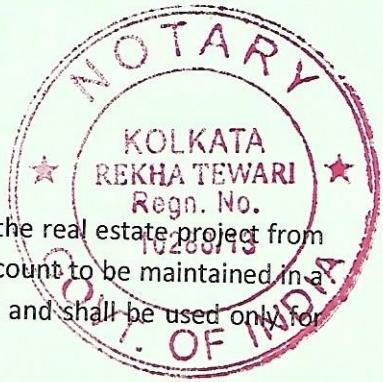
ঝোকাঘ- জুনগ়ের এ.ডি. এস. আর অফিস

জেলা- দণ্ড পর্যবেক্ষণ
ক্ষেত্রার নাম.....
সাক্ষী.....
মূল্য.....

জেলা- দণ্ড পর্যবেক্ষণ
HIMADRI CHAKRABORTY
Advocate
CMM'S Court
2, Bankshall Street, Kolkata-1
১০-

তেওর- মূলাল মিত্র

স্বাক্ষর
তেওর- মূলাল মিত্র



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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

Tapas Nandy
Deponent

Verification

I, Tapas Nandy Son of Krishna Gopal Nandy Resident of 42/3, Durga Charan Mukherjee Street, Baghbazar, Kolkata - 700003 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 24th day of February, 2025

Tapas Nandy
Deponent

Identified by me
Narayan Ch. Saha

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
24.2.2025