

Regd. No.....

18/24/24/18

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary
Alipore Judges Court
Calcutta-27



02AC 288172

BEFORE THE NOTARY PUBLIC AT ALIPORE

AFFIDAVIT-CUM-DECELERATION



21 FEB 2025



Affidavit cum Declaration of **TARA MAA ENTERPRISE**, promoter of the proposed project named "**MAA JANKI BHAWAN-I**", represented by its partners (1) Sri Aswini Kumar Singh, (2) Sri Suresh Chakraborty, (3) Sri Ajay Das and (4) Sri Santosh Ray;

I, being authorised signatory Sri Santosh Ray, son of Sri Ramlagan Ray, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at Jalkal Road, Nayabasti Gate No. 2, P.O. & P.S. Barrackpore, Dist. North 24 Parganas, Kolkata - 700120, one of the partners of TARA MAA ENTERPRISE, a partnership firm, having its registered office at 28/4/1, park Road, P.O. Talpukur, P.S. Titagrah, Dist. North 24 Parganas, Kolkata - 700123, promoter of the proposed project named "**MAA JANKI BHAWAN-I**", do hereby solemnly declare, undertake and state as under:

1. I/Promoter have/ Owner, Smt. Rekha Rani Halder has 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 the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.



3. That the time period within which the project shall be completed by me/ promoter is 31st March, 2027.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.

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 That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of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

21 FEB 2025

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 account 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 withdrawal has been in compliance with 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.

TARA MAA ENTERPRISE

Santoshy
PARTNERS

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 20th Day of February of 2025.

TARA MAA ENTERPRISE

Santoshy
PARTNERS

DEPONENT

Solemnly affirmed and declared
before me on identification of
advocate at Alipore Judges Court,
Calcutta under Notaries Act 1952
at.....

PPM 21.2.25

RANI MONJURI ROY
Notary, Court of West Bengal
Regd. No.-10/94

RANI MONJURI ROY
NOTARY
Room No.-17 (POND SIDE)
Alipore Judges Court,
Kolkata-700 027
Regd. No.-10/94

21 FEB 2025

Identified by me

Sandeep Das
Advocate
Alipore Judges Court
Calcutta-700 027