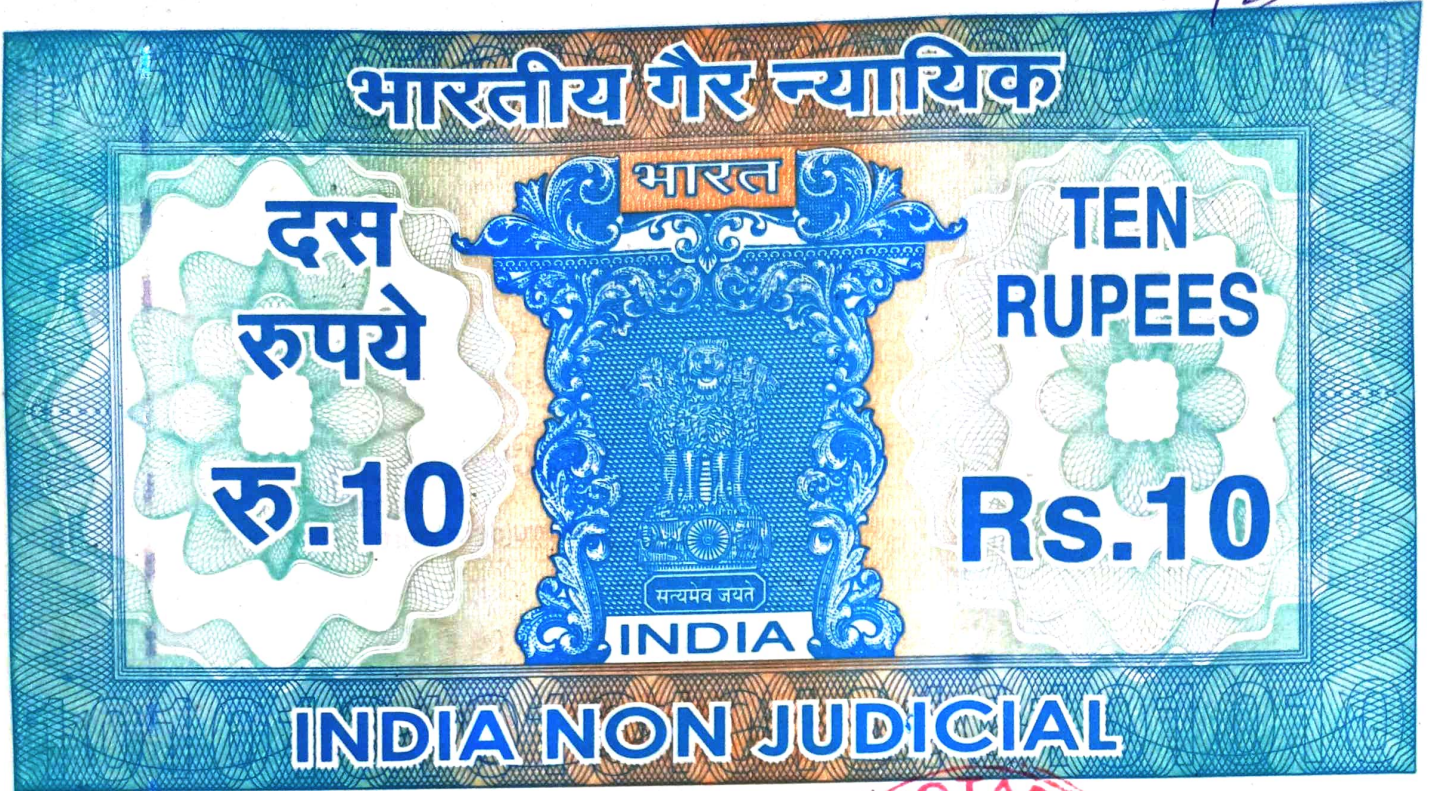
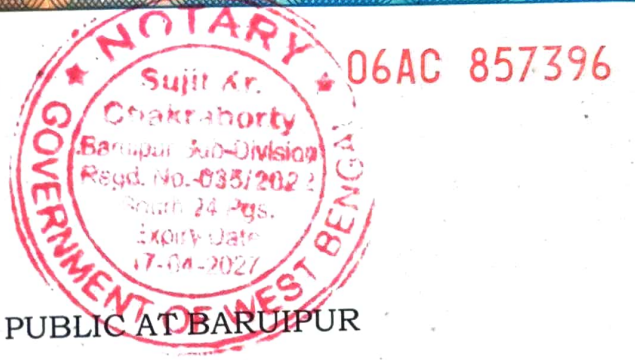


7. 32/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



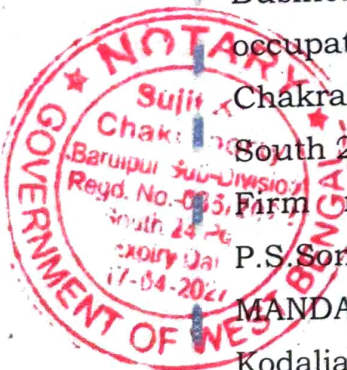
BEFORE THE NOTARY PUBLIC AT BARUIPUR

AFFIDAVIT CUM DECLARATION

Form-B

under Rule 3(4) of West Bengal Real Estate
(Regulation and Development) Rules, 2021,

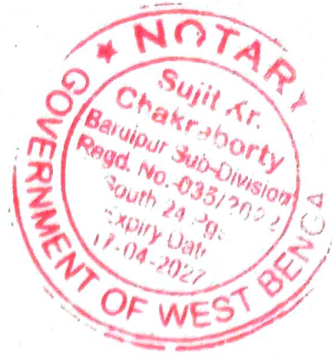
We, (1) **SMT. SHYAMALI MONDAL**, wife of Sri Bapi Mondal, by occupation-
Business & (2) **SRI BAPI MONDAL**, son of Late Sannyasi Mondal, by
occupation-Business, both by Nationality-Indian,, by faith-Hindu, residing at
Chakraborty Para Road, P.O.Kodalia, P.S.Sonarpur, Kolkata-700146, District-
South 24-Parganas, Partners of **SHYAMALI CONSTRUCTION**, a Partnership
Firm registered office at 103 Chakraborty Para Road, P.O.Kodalia,
P.S.Sonarpur, Kolkata-700 146 the Developer of the project Name MAHARANI
MANDAKINI APARTMENT being Holding No. 1 N.S.Road(Kodalia) at Mouza-
Kodalia, J.L.No.35, A.D.S.R.office at Sonarpur, comprising in R.S.Dag No.242,



20 MAR 2025

L.R.Dag No.307,, appertaining to R.S.Khatian No.663, L.R.Khatian Nos. 8111, 8112, 8113,8114, 8115, 8116 & 8117, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700146 duly represented by its landlords **(1) SRI MONOJ MOHAN GHOSAL(2) SRI MOLOY KANTI GHOSAL (3) SRI MANAS RANJAN GHOSAL (4) SRI MALIN KANTI GHOSAL(5) SRI AMAL KANTI GHOSAL (6) SRI SHYAMAL GHOSAL and(7) SMT.MONIKA BANERJEE DIPENDU GHOSH**, do hereby jointly and severally solemnly declare, under e,anæ ate as under:

1. We have 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/ s 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 30.07.2027 is as per sanctioned building plan vide plan no.202/REV/CB/ 20/03 dated 30/07/2024, and Valid Till 30 /07/2027 duly sanctioned by the Rajur Sonarpur Municipality.
4. That seventy percent of the amounts realized by us 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 ercentage of completion of the project.
7. That we 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



8. That we shall take all the pending approvals on time, from the competent authorities.

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

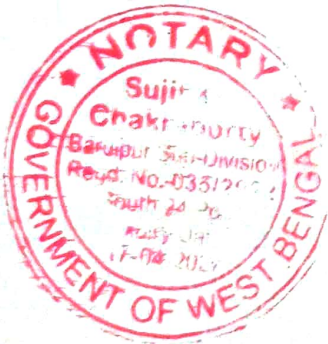
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Sri Monoj

Constituted Attorney of

- (1) SRI MONOJ MOHAN GHOSAL
- (2) SRI MOLOY KANTI GHOSAL
- (3) SRI MANAS RANJAN GHOSAL
- (4) SRI MALIN KANTI GHOSAL
- (5) SRI AMAL KANTI GHOSAL
- (6) SRI SHYAMAL GHOSAL and
- (7) SMT. MONIKA BANERJEE

Deponents



Identified by me

Sujit
Advocate

20 MAR 2025

solemnly declared and affirmed
before me on identification
under the Notary Act.

SUJIT KUMAR CHAKRABORTY
NOTARY PUBLIC
Regd. No.- 035/2022
Govt. of West Bengal