

SI. No. .... 21 .... Date. 20 JAN 2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AC 826027

BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA-27



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI.TAPAS KUMAR DAS Authorised Partners of Developer of the proposed project named "MONORAMA APARTMENT"

I, SRI.TAPAS KUMAR DAS REPRESENTED BY IT'S A PROPRIETOR OF M/s. DAS CONSTRUCTION & DEVELOPER "( Panno : AESPD5910J ), ( DEVELOPER ) of the proposed project do hereby solemnly declare, undertake and state as under:

( 01 ) SRI. CHANDAN ROY ( Pan No - CWOPR2918C ), ( Aadhar No -8856 1865 8153 ), son of Late. Usharanjan Roy, by faith : Hindu, by occupation : Service, residing at Sonarpur (M), Post Office : Laskarpur, Police Station : Sonarpur now Narendrapur, South - 24 Parganas, Kolkata-700 153, has a legal title to the land on which the development of the proposed project is proposed OR have/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 development of the real estate project is enclosed herewith.

Das Construction & Developer

Tapas K. Das

Proprietor

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S. S. Ali, Advocate

Address: AIRPORE POLICE COURT, KOL-27

Vendor: *[Signature]*

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 001



AT A BUREAU OF THE NOTARY PUBLIC  
BEFORE THE NOTARY PUBLIC  
AT A BUREAU OF THE NOTARY PUBLIC

FORM 8.

[See rule 3(a)]

DECLARATION CUM AFFIDAVIT

At present I am Decision of SRI TANAS KUMAR DAS Authority Project Developer of the proposed project named "MONORAILA APARTMENT".

I SRI TANAS KUMAR DAS REPRESENTED BY IT'S A PROPERIES OF W.L. DAS CONSULTATION & DEVELP. (P) LTD. (Address: AIRPORE POLICE COURT, KOLKATA-700 125) has a legal title to the land on which the

declaration of the project is proposed OR has a legal title to the land on which

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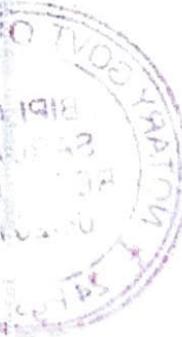
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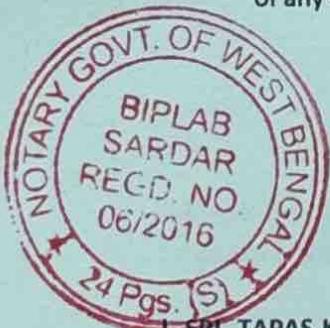
declaration of the project is proposed project is to be carried out and a legally valid

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1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me / promoter is **2<sup>nd</sup> April, 2028**
3. 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.
4. 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.
5. 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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.



Das Construction & Developer  
*Tapas K. Das*  
 Proprietor

Deponent

I, SRI. TAPAS KUMAR DAS ( PAN no : AESPD5910J ) ( Aadhaar No. 3346 9689 6815 ) son of son of Late Kshirod Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 520, Peyara Bagan, Post Office : Laskarpur, Police Station : Narendrapur, Kolkata - 700153, District South - 24 Parganas, in the state of West Bengal, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **20<sup>th</sup>** Day of **Jan** 2026

Das Construction & Developer

*Tapas K. Das*

Proprietor

**IDENTIFIED BY ME**

*Advocate*

NABAKUMAR MUKHERJEE  
 Advocate  
 Alipore Criminal Court  
 Kolkata- 700027  
 Enr. No.- WB / 2037 / 1999

**BIPLAB SARDAR,**  
**NOTARY**  
 Regd. No 06/2016  
 Govt. Of W. Bengal

**20 JAN 2026**