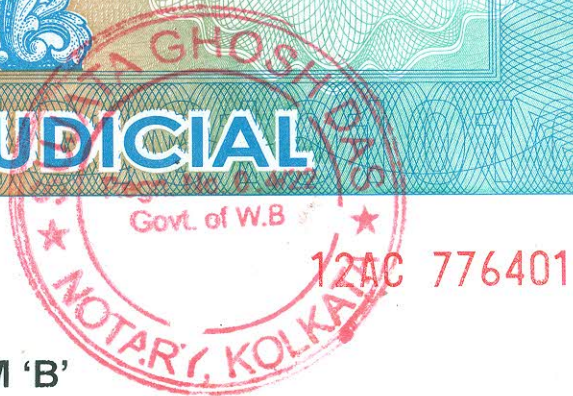
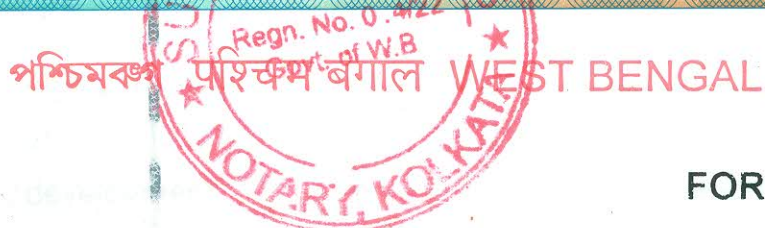
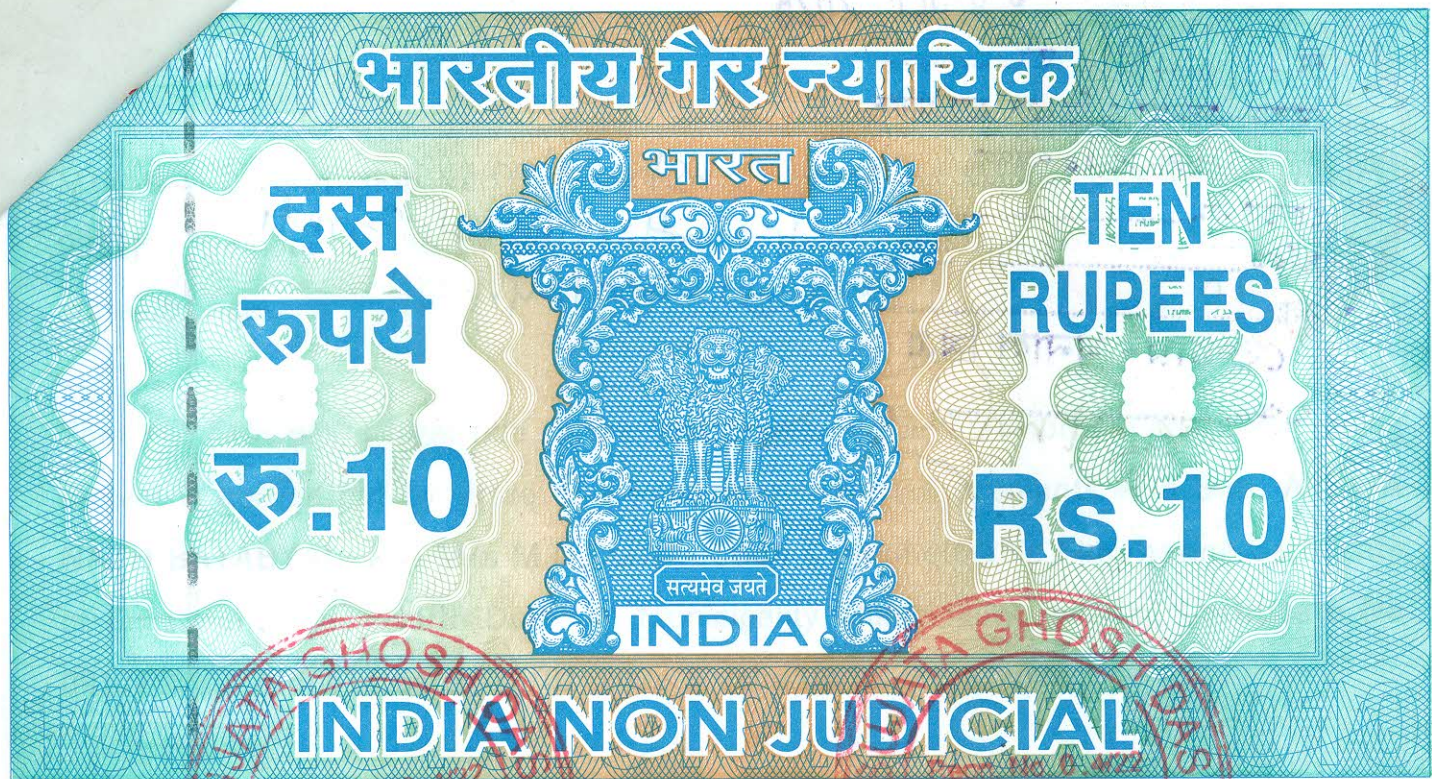




FORM 'B'

[See rule 3(4) of West Bengal Real Estate (Regulation & Developments) Rules, 2021]

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Madhai Das
Affidavit cum Declaration of **Madhai Das** Son Of Late Karnadhar Das, **Proprietor of M/S. M.D. Construction** (herein after referred to as the Proprietorship Firm) , Promoter Of The Proposed Project "**ŚREE GANESH 1**" 1 at Mouza -- Bisharpara , No. - 5, R.S. Khatian No. -817 , L.R. Khatian No. - 4710 , R.S. & L.R. Deg No. - 2/2 , Holding No. - 296(817) , North Nilachal , Ward No. - 33 , Under North Dum Dum Municipality, P.S. - Airport , Dist. - 24 Pargs. (North), West Bengal, India

SUJATA GHOSH DAE
Notary Govt. Of W.B.
Regn. No. 014/2022
Chy Sessions Court Kolkata

18 SEP 2025

M/s. **M D Construction** (represented by its Proprietor Sri **Madhai Das**, PAN **AGJPD 9332P**) ,Promoter of the on-going project, do hereby solemnly declare, undertake and state as under.



That the Firm has a legal title to the land on which the development of the on -going project is carried out by virtue of a joint development Agreements with **Smt. ARPITA NATH BATABYAL** and **M/s M.D.Construction** a Proprietorship Firm having Certificate of Enlistment under North Dumdum Municipality Municipality bearing **Certificate No 0917P905822160614 dated 22/01/2025 & valid up to 22/01/2026**

AND

All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Proprietor ship Firm for the development of the Real estate project are enclosed herewith.

- (1) That the said land is free from all encumbrances.
- (2) That the time period within which the project shall be completed by the Proprietorship Firm within the date of **29/06/2028**
- (3) That seventy percent of the amounts realized by the Proprietorship Firm for the Real Estate Project from the allottees (as per proforma agreement for sale),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.

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regn. No. 0142022
City Sessions Court Kolkata

18 SEP 2025

(6) That the Proprietorship firm 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 by such chartered accountant and it shall be verified during the audit that the amounts collected for a Particulars 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.

(7) That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

(8) That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act

(9) That the Proprietorship Firm shall not discriminate against any Allottee or Allotees at the time of allotment of any apartment, Plot or building, as the case may be, on any grounds

(10) That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

(11) That any contradiction arises in the future the Deponent will be responsible for it.

I, **Madhai Das (PAN NO AGJPD9332P)** son of Late Karnadhar Das, **Proprietor of M/s. M.D. Construction**, Promoter of the ongoing Project "**SREE GANESH 1**" Resident of 461/4 Nilachal, Birati, PS – Airport, Kolkata – 700134, West Bengal, India. I solemnly affirm that the facts stated in paragraph 1 to 11 are true and correct to the best of my Knowledge and belief and no material fact has been concealed.

M/s. M.D CONSTRUCTION

Madhai Das

Proprietor

Deponent

Identified by me

Biswanath Dey

BISWANATH DEY

Advocate

High Court Calcutta

Regn No. 311/1976

SUJATA GHOSH DAS
Notary Court Of W.B.
Regn. No. 014/2022
City Sessions Court Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME BY IDENTIFICATION
S. Ghosh
NOTARY

18 SEP 2025



Verification

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 Kolkata on this 18th day of September, 2025

M/s. M.D CONSTRUCTION

Radhai Das

Deponent

Proprietor