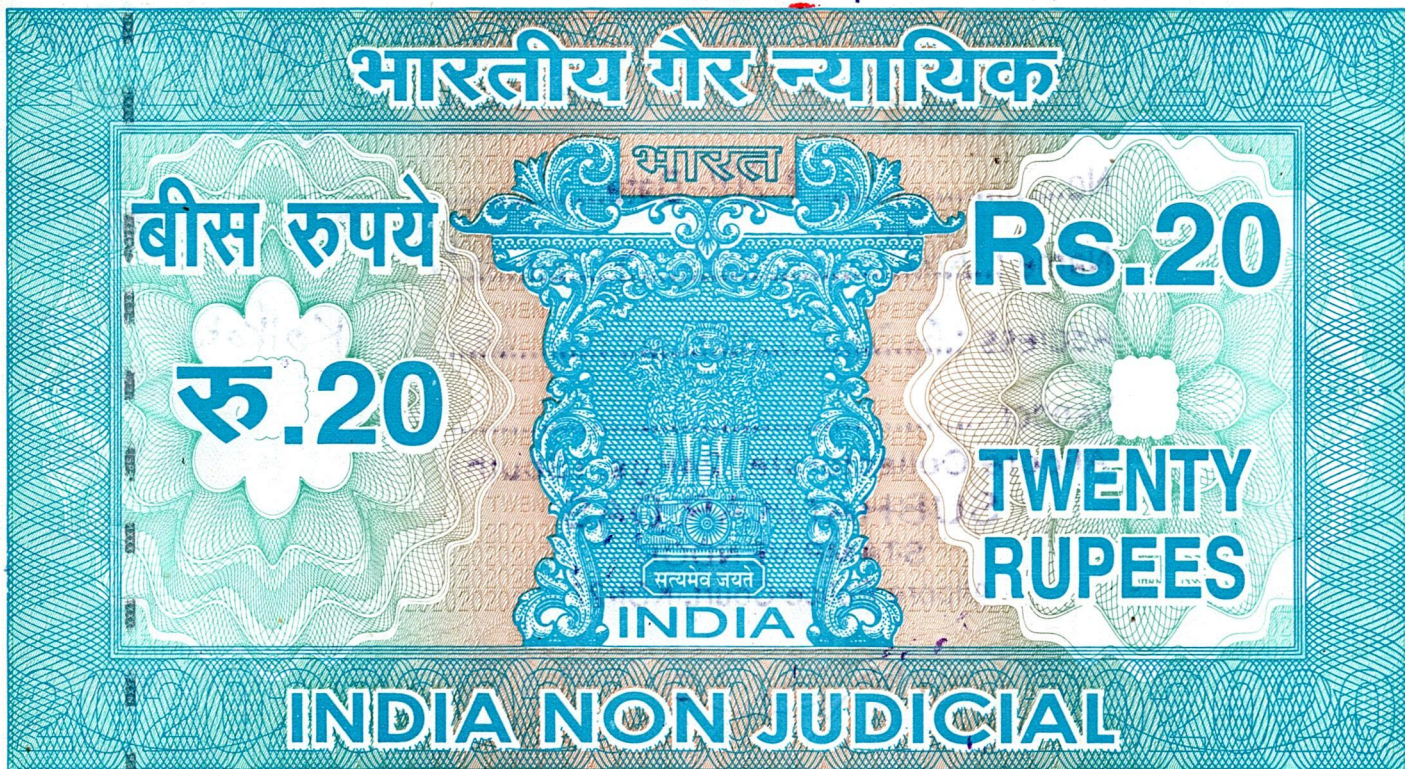


22/06/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY  
ALIPORE POLICE COURT  
KOLKATA-700027



FORM 'B'

[See rule 3(2)]

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 I, Susmita Modak, wife of Avijit Modak, by Faith Hindu by Occupation Business, By Nationality Indian, residing at 37, Garia Place, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700084, District- South 24 Parganas, in the State of West Bengal being the Partner and an authorized representative of **M/S MODAK COMPANY** a Partnership Firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business at Victoria Plaza 385, Garia Main Road, Post office- Garia,, Police Station- Sonarpur, Kolkata-700084, West Bengal,

1. I, Susmita Modak, wife of Avijit Modak, by Faith Hindu by Occupation Business, By Nationality Indian, residing at 37, Garia Place, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700084, District- South 24 Parganas, in the State of West Bengal being the Partner and an authorized representative of **M/S MODAK COMPANY** a Partnership Firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business at Victoria Plaza 385, Garia



17 JUN 2025

35428

27 MAY 2025

No..... ₹ 20/- Date.....

Name : Rajib Ghosh (Advocate)

Address : 6, Old Post Office Street, Kolkata-700001

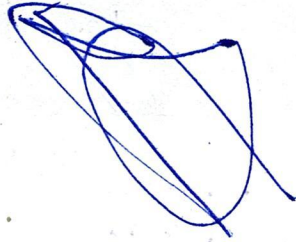
Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27



STAMP VENDOR  
ALIPORE POLICE COURT  
KOI-27



2505 JUL 2025



Main Road, Post office- Garia,, Police Station- Sonarpur, Kolkata-700084, West Bengal, duly authorized by the promoter of the said project do hear by solemnly declare undertake and state as under:

2. That **M/S MODAK COMPANY** a Partnership Firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business at Victoria Plaza 385, Garia Main Road, Post office- Garia,, Police Station- Sonarpur, Kolkata-700084, West Bengal, duly represented one of its Partner Namely I, Susmita Modak, wife of Avijit Modak, by Faith Hindu by Occupation Business, By Nationality Indian, residing at 37, Garia Place, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700084, District- South 24 Parganas, in the State of West Bengal 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 and promoter for development of the real estate project is enclosed herewith.

3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by us/promoter is 29<sup>th</sup> December 2027.

5. That seventy percent of the amounts realised by us/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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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

7. 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 proportion to the percentage of completion of the project.

8. That, We/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 statement of accounts duly certified and signed by such chartered accountant and shall be verified during the audit that the amounts collected for a particular 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.

9. That, We/promoter shall take all the pending approvals on time from the competent authorities.

10. That, We/promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



17 JUN 2025



11. That, We/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.

Deponent

### Verification

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

Verified by me at \_\_\_\_\_ on this  
Day of June, 2025

Identified By Me

**M/S. MODAK COMPANY**

✓ *Swarnita Modak*  
Deponent **Partner**

Advocate



solemnly Affirmed and Declared before me  
an identification at Alipore Police Court  
Kolkata 700 027 Under Notaries Act, 1952 at  
\_\_\_\_\_ A.M. '25

*[Signature]*  
**S.M. Kayum**  
Notary, Govt of India  
Regn No -17831 of 2019

**17 JUN 2025**