



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 069350



**BEFORE THE NOTARY PUBLIC AT ALIPORE**

**AFFIDAVIT**

FORM 'B'[See rule 3(4)]



**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 Sri Chandan Manna, Partner of M/s. M.D.D. ENTERPRISE, promoter of the proposed project "119, K.K. Mazumder Road" at 119, K.K. Mazumder Road, under Ward No. 104 of Borough – XI of KMC, PS – Survey Park, PO – Santoshpur, Kolkata – 700075, WB, India

I, Chandan Manna, Partner of M/s. M.D.D. ENTERPRISE, promoter of the proposed project "119, K.K. Mazumder Road" at 119, K.K. Mazumder Road, under Ward No. 104 of Borough – XI of KMC, PS – Survey Park, PO – Santoshpur, Kolkata – 700075, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. M.D.D. ENTERPRISE has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Mamata Das, Goutam Das & Mintu Das, being Deed No. 160401546 Of 2023, registered at the Office of the DSR – IV, 24 Prgns (S)

Contd.....2

25 NOV 2024



006205

22 OCT 2024

Sl. No. ....Rs. ....Date.....  
Sold to - BINOY CHAKRABORTY (Adv.)  
of-Alipore Police Court, Kolkata-27

  
Samiran Das  
Stamp Vendor  
Alipore Police Court, Kolkata-27



: 2 :



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2025
4. 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
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 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.
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.

M.D.D. ENTERPRISE  
*[Signature]*  
Partner  
Deponent

Verification

I, Chandan Manna, Son of Dharendra Nath Manna, Resident of 33/C/D, Ajanta Road, Santoshpur, Kolkata – 700075, do solemnly affirm that 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 this 22nd day of November, 2024



M.D.D. ENTERPRISE  
*[Signature]*  
Partner  
Deponent

Solemnly Affirmed & Declared  
before me on identification

T. K. DEY Notary  
Alipore Judge's/Police Court, Cal-27  
Regd. No.-1537/2000, Govt. of India

Identified by me  
*[Signature]*  
Kd. 75

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