

Sl. No. 23141 Dated 02.12.25

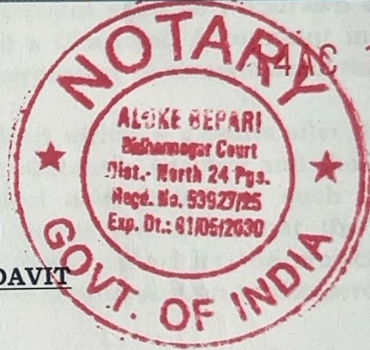


পশ্চিমবঙ্গ সচিবালয়
3FFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.- NORTH 24 PARGANAS
বঙ্গাল WEST BENGAL

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



Affidavit cum Declaration of Promoter of the proposed project named **"SHAGUN ENCLAVE"**, developed by, **MAA LAND DEVELOPERS PRIVATE LIMITED [PAN. AAICM4020H]**, represented by one of its Directors, namely **SAROJ KUMAR GIRI [PAN. AHUPG3184G]**.

I, **SAROJ KUMAR GIRI [PAN. AHUPG3184G]**, son of Shiv Shankar Giri, residing at Giri I House, Sankar Abasan Helabatalla, Hatiara Road, Baguiati, Kolkata- 700157, District North 24 Parganas, West Bengal, the developer and promoter of the proposed project named **"SHAGUN ENCLAVE"**, do hereby solemnly declare, undertake and state as under:

02 DEC 2025

47180

Sl. No. Sold to

Address

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001


Rs. 10/- (Rupees Ten) only

Issue Date: 03 NOV 2025 Sign



GOVERNMENT OF INDIA
MINISTRY OF HOME AFFAIRS
PUBLIC RELATIONS
NEW DELHI

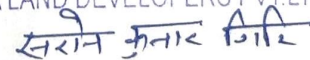
1. That the owners of this land are (1) ASHOK KUMAR ROY, (2) ROYAL MARBLE (3) ROYAL HOTEL & VILLA, (4) ROYAL CONSTRUCTION. I, **SAROJ KUMAR GIRI [PAN. AHUPG3184G]**, Director of **MAA LAND DEVELOPERS PRIVATE LIMITED [PAN. AAICM4020H]** as a **Developer/Promoter** with an authenticated copy of the agreement between such owners 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 me /promoter is 27.03.2030.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 utilized 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 Verification 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. Verified by me at Kolkata on thisday of, 2025

MAA LAND DEVELOPERS PVT.LTD




Director


ANAMIKA SWARNAKAR
ADVOCATE

JUDGES' COURT, BAR

**Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023**


**ALOKE BEPARI
NOTARY
Regd. No.-53927/25
Govt. of India**

02 DEC 2025

