



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

12AC 095768



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 of **SRI ASHOK KUMAR MUKHERJEE**,
Developer of the proposed project/duly authorized by the
promoter of the proposed project, vide its/his/their
authorization date 16.12.2024

26 MAY 2025


REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's Court
Kolkata - 700 001

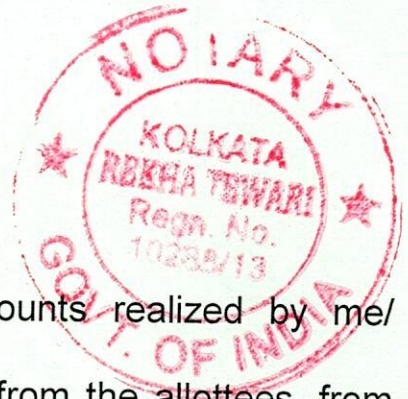


I **SRI ASHOK KUMAR MUKHERJEE**, residing at 11 No. Rly Gate, Prasadpur, P.O. & P.S. Barasat, Kolkata 700 124, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **(1) Natu Biswas, (2) Tantu Biswas , (3) Babla Biswas, all are residing at Srinagar, P.O. & P.S. Barasat, Kolkata 700124, has a legal title to the land on which the development of the project is proposed 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 herewithy.**
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 **31.12.2026**.

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 00*

26 MAY 2025



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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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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 any grounds.

Deponent

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
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26 MAY 2025

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 this 26th day of May, 2025.



MAA TARA CONSTRUCTION

Deponent

Partner

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
REKHA TEWARI
NOTARY

26 MAY 2025

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M.'s Court
Kolkata - 700 001

Identified by me
Narayan Ch. Saha

[Signature]
Advocate
CJM Court, Kolkata-1
Enrollment No. WB/305/1989