S.L. NO. 12

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NOTARY SK. NAZRUL ISLAM Area Kolkata Regn. No. 447/19 Expiry Date 15.09.2029 GOVT. OF WEST BENGAL

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পশ্চিমবঙ্গ WEST BENGAL 15AC 748729

Affidavit cum Declaration

Affidavit cum Declaration of **SRI BIKASH ROY**, son of Late Nani Gopal Roy, resides at 74/12, Purbachal Mam Road, P.S. Kasba (now Garfa), P.O. Haltu, Kolkata – 700078. **SRI MRINMOY ROY**, son of Late Mukul Chandra Roy, resides at 26/2, Kalitala Main Road, P.O. Haltu, P.S. Kasba (now Garfa), Kolkata – 700078. **SRI RANAJIT MONDAL**, son of Late Jiban Krishan Mandol, resides at 356/1, Kalikapur, P.O. Haltu, P.S. Kasba (now Garfa), Kolkata – 700099. **SRI BASANTA KUMAR ROY**, son of Late Manindra Chandra Roy, resides at 22, Kalitala Road, P.O. Haltu, P.S. Kasba (now Garfa), Kolkata – 700078,partners of "**M/S ROY AND MONDAL CONSTRUCTION**, a registered partnership firm office at 1399A, (74) Purbachal Main road police station Kasba (now Garfa), Kolkata 700078 and also at 127, Kalikapur Road, P.S. Kasba (now Garfa), P.O. Haltu, Kolkata – 700078, promoter/ developer of the

29 JAN 2026

proposed project named, "**SNEHA CHHAYA**", located at Premises No. 335, Kalikapur, Ward No. 109, Borough No. XII, under the jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within Mouza Kalikapur, J.L. No. 20, P.O. Survey Park, P.S. Survey Park, Kolkata – 700099, South 24-Parganas, West Bengal, India,

WE, SRI BIKASH ROY, son of Late Nani Gopal Roy, resides at 74/12, Purbachal Mam Road, P.S. Kasba (now Garfa), P.O. Haltu, Kolkata – 700078. **SRI MRINMOY ROY**, son of Late Mukul Chandra Roy, resides at 26/2, Kalitala Main Road, P.O. Haltu, P.S. Kasba (now Garfa), Kolkata – 700078. **SRI RANAJIT MONDAL**, son of Late Jiban Krishan Mandol, resides at 356/1, Kalikapur, P.O. Haltu, P.S. Kasba (now Garfa), Kolkata – 700099. **SRI BASANTA KUMAR ROY**, son of Late Manindra Chandra Roy, resides at 22, Kalitala Road, P.O. Haltu, P.S. Kasba (now Garfa), Kolkata – 700078,partners of **"M/S ROY AND MONDAL CONSTRUCTION"**,,, promoter/ developer, promoter

Affidavit cum Declaration of **SRI BIKASH ROY, SRI MRINMOY ROY, SRI RANAJIT MONDAL, SRI BASANTA KUMAR ROY** (partners of Partnership Firm **"M/S ROY AND MONDAL CONSTRUCTION"** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Prabhanjan Mandal, Nilanjan Mandal, Manidipa Saha, Land owner 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 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 **10.2.2027.**
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

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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

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

ROY AND MONDAL CONSTRUCTION

Verified by me at on this day of

Deponent

Partner

Solemnly affirmed and
Declared before me on the
Identification of the Advocate

Notary

Sk. Nazrul Islam
Notary, Govt. of W.B
Govt. No. 447/19
City Civil Court, Calcutta

NOTARY
SK. NAZRUL ISLAM
Area Kolkata
Regn. No 447/19
Expiry Date
15.03.2029
GOVT. OF WEST BENGAL

29 JAN 2026