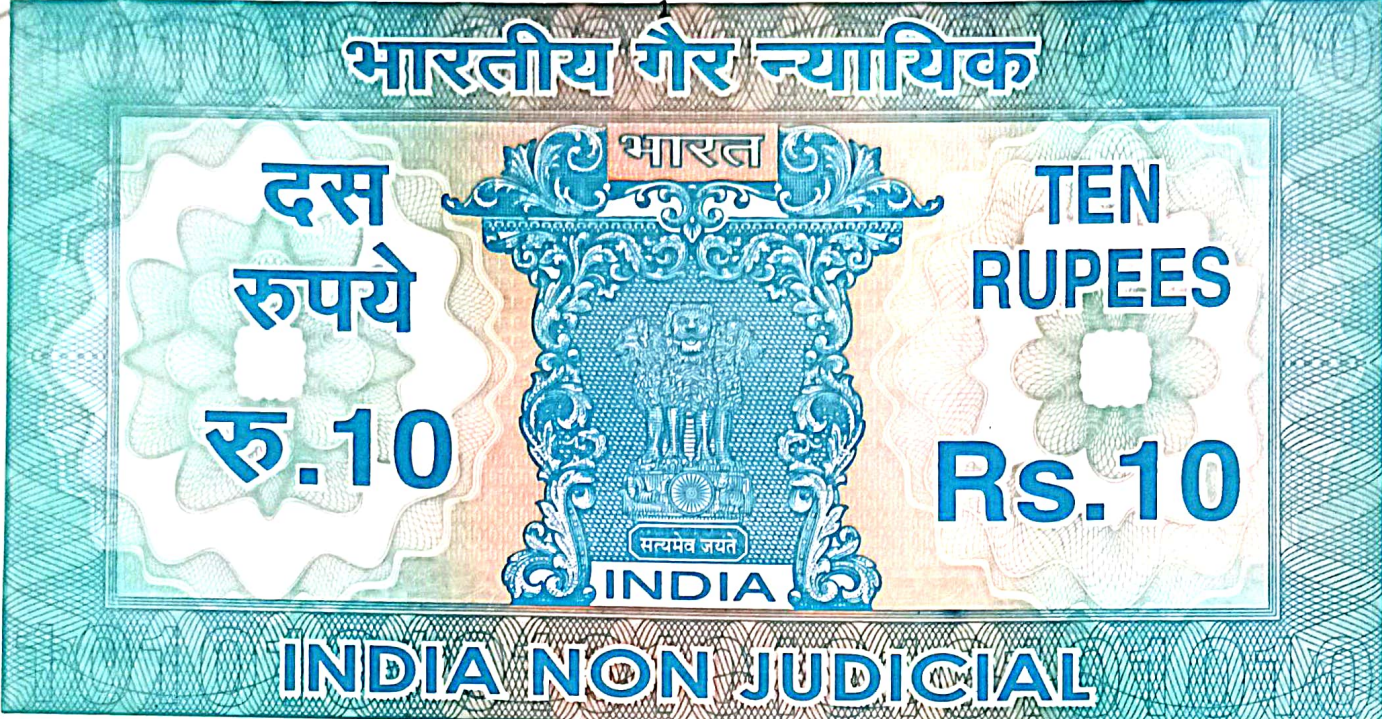


Serial No. AI 291 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

REG. NO. 261250
GOVT. OF INDIA
NOTARY DEPT.
ALIPORE

GOVT. OF INDIA
NOTARY DEPT.
ALIPORE
REG. NO. 261250
24 PARGANAS (S)

BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

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 M/S MA MONOSA CONSTRUCTION, a proprietorship firm having its office at V-23/17, Vivekananda Park, P.O. - Garia, P.S. - Banskroni, Kolkata - 700084, being represented by its sole proprietor namely SRI SIMANTA SAHA, son of Sri Badal Prasad Saha, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O. Garia, P.S. Banskroni, Kolkata-700084, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated _____

GOVT. OF INDIA
NOTARY DEPT.
ALIPORE
REG. NO. 261250
24 PARGANAS (S)

GOVT. OF INDIA
NOTARY DEPT.
ALIPORE
REG. NO. 261250
24 PARGANAS (S)

09 DEC 2024

M/S MA MONOSA CONSTRUCTION, a proprietorship firm having its office at V-23/17, Vivekananda Park, P.O. - Garia, P.S. - Banskroni, Kolkata - 700084, being represented by its sole proprietor namely **SRI SIMANTA SAHA**, son of Sri Badal Prasad Saha, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O. Garia, P.S. Banskroni, Kolkata-700084, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the Land owners namely **1.SRI MALAY CHATTERJEE**, son of Late Arun Chatterjee, by faith Hindu, by Nationality Indian, by occupation Business and **2.SMT SHUBHRA MANDAL**, wife of Sri Samir Mondal, by faith Hindu, by Nationality Indian, by occupation Housewife, both are residing at Subhash Pally, P.O. Garia, P.S. Banskroni, Pincode- 700084, District- South 24 Parganas, have a legal title to the land i.e. "**DHANODA APARTMENT**" situated at Premises No. 418, Subhash Pally, Mouza- Kamdahari, J.L. No. 49, L.O.P. No. 203, C.S. Plot No. 553 (P), 556 (P), under Police Station previously Regent Park now Banskroni, Pincode-700084, under the limit of the Kolkata Municipal Corporation Ward No. 111 vide KMC Assessee No. 31-111-25-0871-9, District South 24 Parganas, on which the Development of the 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/ promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

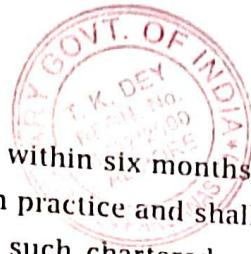
3. That, the time period within which the project shall be completed by me / Promoter is **31.07.2025**.

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 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 the 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.

09 DEC 2024



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 utilitised 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 rule and regulations made under the Act.

10. That, I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.

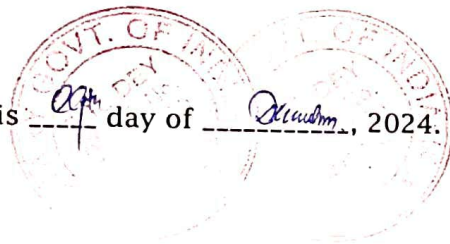
MA MONOSA CONSTRUCTION
Simanta Saha
Proprietor

DEPONENT

Verification

I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 09th day of December, 2024.



MA MONOSA CONSTRUCTION
Simanta Saha
Proprietor

DEPONENT

Identified by me

[Signature]

Advocate

09 DEC 2024

Solemnly Affirmed & Declared
before me on identification



T. K. DEY, Notary
Allipore Judges'/Pondicherry Court, Cal-27
Reg. No. 1537/E000, Govt. of India

09 DEC 2024