

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 507813

Before the Notary Public
Govt. of India



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 Mrs. Ganga Dey, Proprietor of M/s. Maa Tara Construction, Promoter of the proposed Project **MAA TARA APARTMENT** at 60/18A, Gouribere Lane, Kolkata – 700004, under Ward No. 15 of Borough – II of KMC, PS – Burtolla, PO – Shyambazar, WB, India

I, Ganga Dey, Proprietor of M/s. Maa Tara Construction, Promoter of the proposed Project **MAA TARA APARTMENT** at 60/18A, Gouribere Lane, Kolkata – 700004, under Ward No. 15 of Borough – II of KMC, PS – Burtolla, PO – Shyambazar, WB, India, do hereby solemnly declare, undertake and state as under:

13 JAN 2025

- 
1. That my Firm M/s. Maa Tara Construction has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement/s with the Land Owners, namely, Swapan Sadhukhan, Soma Sadhukhan, Sovajit Sadhukhan, Bandana Sardar, Jharna Sadhukhan, Suvashree Sadhukhan, Debasis Das, Khokan Das, Santanu Sadhukhan, Purnima Dey, Subhasish Dey and Mital Sadhukhan, being Deed No - 190210687 of 2022, registered at the Office of ARA - II, Kolkata; Deed No - 190404086 of 2023 registered at the Office of ARA - IV, Kolkata; and Deed No - 190407316 of 2023, registered at the Office of ARA - IV, Kolkata.
 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 30-04-2027
 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

Ganga Dey
Deponent

Verification

I, Ganga Dey, Daughter of Binod Behari Sen, wife of Swapan Dey, Resident of 3, Ratan Neogi Lane, Gouribari, Kolkata - 700004, 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 13th day of January, 2025

Solemnly Affirmed &
Declared Before Me
On Identification By

[Signature]
SADDANT MITRA
Advocate

Identified By Me
[Signature]
Advocate

Ganga Dey
Deponent

13 JAN 2025