

SL No. 103 Date 5 JUN 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AB 458078



Before The Notary of
Alipore Judges Court
Calcutta-27



FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Alay Chowdhary, duly authorized by the promoter of the proposed project "MANAFULI USHA", vide its authorization dated 27/03/2024.

I, Mr. Alay Chowdhary, duly authorized by the promoter of the proposed project "MANAFULI USHA", do hereby solemnly declare, undertake and state as under:

1. That, I Promoter has a legal title to the land on which the development of the proposed project is proposed.

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



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3. That the time period within which the project shall be completed by me/promoter is 30/09/2027.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 Thakurpukur, Kolkata on this 25th Day of June, 2024.

MANAFULI INFRASTRUCTURES LLP

Pradyumn Choudhury
Designated Partner

DEPONENT



25 JUN 2024

Signature of the executant
Proper identification at
Alipore Judges' Court, Kol-700007
Under Notaries Act 192

Pradyumn Choudhury
Bhaskar Bandyopadhyay
NOTARY
Govt. of West Bengal
Regd No 12/201

25.6.2024

Identified by Me

Debasish Chowdhury
Debasish Chowdhury
Advocate
Alipore Court, Kol-700027
WB/929/1983