

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

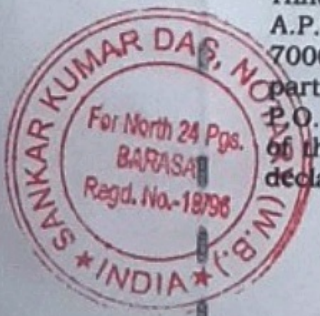
88AB 897694

Before the Notary (W.B.):  
Barasat, North 24 Pgs

Sl. No. 1537  
11 JAN 2024

**BEFORE THE NOTARY PUBLIC AT KOLKATA**  
**AFFIDAVIT-CUM-DECLARATION**

Affidavit cum Declaration of **M/S MAA MANGAL CHANDI CONSTRUCTION**, promoter of the proposed project named "**ANANDA APARTMENT**", represented by its partners (1) Sri Debaditya Paul and (2) Sri Ratan Prasad; We, (1) Sri Debaditya Paul, son of Sri Suresh Chandra Paul, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 164/1, Baithak Khana Road, P.O. Raja Ram Mohan Sarani, P.S. Amherst Street, Kolkata - 700009 and (2) Sri Ratan Prasad, son of Sri Ramchandra Prasad, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 10/11, A.P.C. Road, P.O. Raja Ram Mohan Sarani, P.S. Amherst Street, Kolkata - 700009, partners of **M/S MAA MANGAL CHANDI CONSTRUCTION**, a partnership firm, having its registered office at 165/A, Baithak Khana Road, P.O. Raja Ram Mohan Sarani, P.S. Amherst Street, Kolkata - 700009, promoter of the proposed project named "**ANANDA APARTMENT**", do hereby solemnly declare, undertake and state as under:



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MAA MANGAL CHANDI CONSTRUCTION  
Debaditya Paul

Cont.....2  
MAA MANGAL CHANDI CONSTRUCTION  
Partner

1. I/Promoter have/ has a legal title to the land on which the development of the proposed 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 and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 20<sup>th</sup> December, 2025.
4. That seventy percent of the amount 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 the completion of the project.
6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it 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

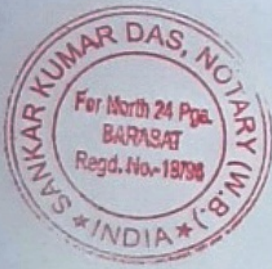


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MAA MANGAL CHANDI CONSTRUCTION  
Debalita Paul

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Debalita Paul  
Partner

produce a statement of account 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 utilized for the project and withdrawal has been in compliance with 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.



MAA MANGAL CHANDI CONSTRUCTION  
*Debalita Paul*  
 Partner

MAA MANGAL CHANDI CONSTRUCTION  
*Sandeep Das*  
 Partner

DEPONENT

**Verification**

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

Verified by me at Barasat on 11<sup>th</sup> Day of January of 2024.

Solemnly Affirmed to this 11<sup>th</sup>  
 Day of Jan 20.24  
 Identified by S. Das Advocate

CHECKED BY  
*[Signature]*  
 NOTARY / FRM

S. K. DAS  
 Notary (W.B.)  
 Barasat, North 24 Pgs.  
 Regn No 19798

DEPONENT

Identified by me.

*Sandeep Das*  
 Advocate

EN. NO:- F/3539/9064/2021

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