

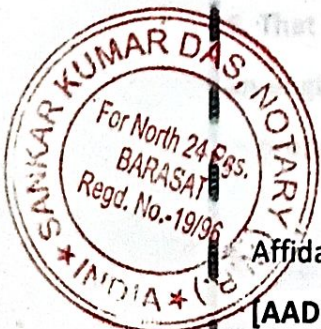
पश्चिम बंगाल WEST BENGAL

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21 AUG 2023

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



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of MR. Sharfaraj Ali Mondal , [PAN NO. ARIPM5439Q]
[AADHAR NO. 966013043586], Son of Sri. Momraj Ali Mondal, by Faith- Muslim, by
Occupation- Business, by Nationality- Indian and residing at Patuli School Para, P.O.-

SL. NO. 11859 DATE.....
NAME.....
ADD.....
AMT. in

12 JUN 2023

ARUN CHOWDHURY
Advocate
High Court, Calcutta



MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Abdalpur & P.S.- Madhyamgram, Pin Code - 700155, in the District of North 24 parganas, West Bengal, director of " MQ REALTY " and being the promoter of the proposed project.

I, Sharfaraj Ali Mondal, director of "MQ REALTY" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter 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 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 the promoters is 26-05-2027.

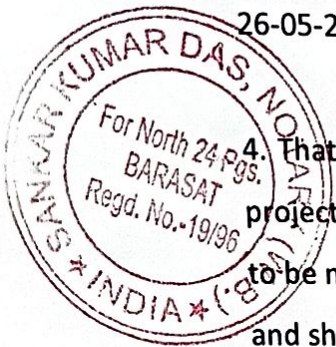
4. That seventy per cent of the amounts realised by the promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



Sanjay Kumar Das
Deponent

21 AUG 2023

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Newtown, on this 21 day of August, 2023.

21 AUG 2023

Sanjay Kumar Das
Deponent
Identified by me

Solemnly Affirmed to this 21
Day of August 2023
Identified by [Signature] Advocate

S. K. DAS
Notary (W.B.)
Barasat, North 24 Pgs
Regd. No.-19/96

21 AUG 2023

Haj Molla (F-4544/21)
Advocate

Checked by
21 AUG 2023
NOTARY CLERK