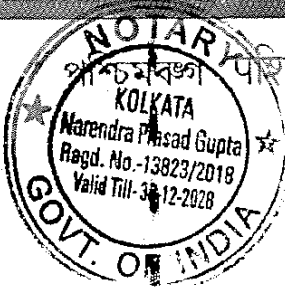


Sl. No. 09/24



33AA 639005

FORM 'B'  
[See rule 3(2)]

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 Mr. Ranjit Roy, son of Late Ajit Kumar Roy, by Faith Hindu by Occupation Business, By Nationality Indian, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Post Office- Survey Park, Police Station- Jadavpur, Kolkata -700075, District-South 24 Parganas, West Bengal, being the Partner and an authorized representative of M/s TANIAN MANSIONS a partnership firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business at 583, Kalikapur, Kolkata-700099, Post Office- Mukundapur, Police Station- Purba Jadavpur, District-South 24 Parganas, West Bengal vide its authorization dated 08/03/2024;

1. I, Ranjit Roy, son of Late Ajit Kumar Roy, by Faith Hindu by Occupation Business, By Nationality Indian, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Post Office- Survey Park, Police Station- Jadavpur, Kolkata -700075, District-South 24 Parganas, West Bengal, being the Partner and an authorized representative of M/s TANIAN MANSIONS a partnership firm duly constituted under

12 APR 2024

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Sl. No. 594 Rs. 20/- Date.....  
Name.....  
Address.....  
Vendor Sign. Shekhar Ch. Haldar

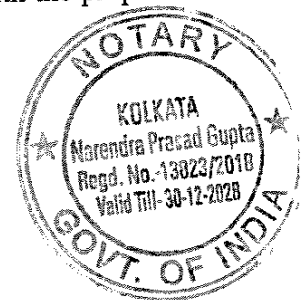
D. CHOWDHURY (Adv.)  
Alipore Judges' Court, Kol-27

S. C. Haldar  
Licensed Stamp Vendor  
Alipore Judges Court  
Kolkata-700027

the Indian Partnership Act, 1932 and having principal place of business at 583, Kalikapur, Kolkata-700099, Post Office- Mukundapur, Police Station- Purba Jadavpur, District-South 24 Parganas, West Bengal duly authorized by the promoter of the said project do hereby solemnly declare undertake and state as under:

2. That 1) SHRI RAJESHWAR PROSAD MOOKERJEE, Son of Late Rama Prosad Mookerjee, residing at 37, Sandy Lodge Lane, Moor Park, Northwood, HA6 2HZ, UK and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, Kolkata-700001, West Bengal. AND 2. SMT. ANITA CHATTERJEE daughter of Late Rama Prosad Mookerjee, Citizen of United Kingdom, presently residing at 25, Faulkner Close, Milton, Cambridge, CB24 0EF, UK, and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, Kolkata-700001, West Bengal have 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 development of the real estate project is enclosed herewith.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by us/promoter is 31<sup>st</sup> December 2027.
5. That seventy percent of the amounts realised by us/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.
6. That, the amounts from the separate account to cover the cost of the project shall be Within in proportion to the percentage of completion of the project.
7. 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 proportion to the percentage of completion of the project.
8. That, we 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 statement of accounts duly certified and signed by such chartered accountant and 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.

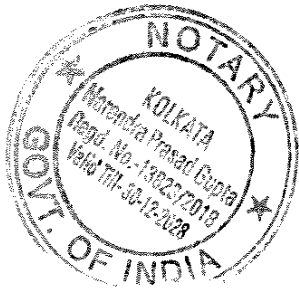
12 APR 2024



9. That, we/promoter shall take all the pending approvals on time from the competent authorities.

10. That, we promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That, we 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.



Deponent

For TANIAN MANSIONS

*[Signature]*  
Partner

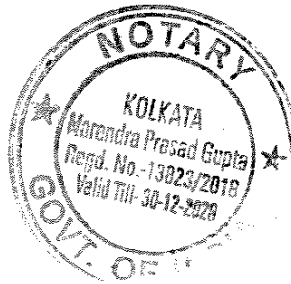
Verification

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

Verified by me at Kolkata on this  
Day of March, 2024

For TANIAN MANSIONS

*[Signature]*  
Partner



Identifi

Deponent

*Ramb Chesh*

Advocate

F12190/2005119

**NARENDRA PRASAD GUPTA**  
**NOTARY**  
GOVERNMENT OF INDIA  
REGN. NO. -13823/2018

&  
ADVOCATE, HIGH COURT CALCUTTA  
8, Old Post Office Street (Ground Floor)  
Opp. F-Gate (High Court)  
Mob.-8910578874  
9883135090

~~L.T.I.(s)/Signatures(s) of the  
Executant/s attested by me or identified~~

~~NARENDRA PRASAD GUPTA, NOTARY  
Advocate, HIGH COURT, KOLKATA  
Regd. No.-13823/2018, Govt. of W.B.~~

12 APR 2024