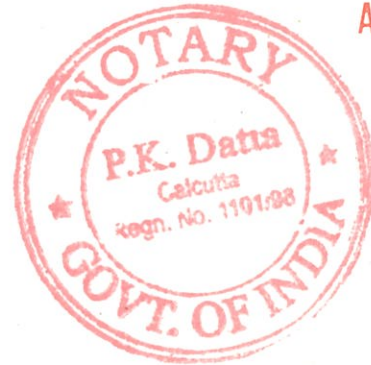


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 112507



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 'M/S DAMANI BUILDERS PRIVATE LIMITED'.

Affidavit Cum Declaration

Affidavit cum Declaration of Sri Ashwini Kumar Damani (PAN: AVUPD0426C) (Adhar no.2934 6088 9208) son of Lt Sharwan Kumar Damani by faith Hindu, by occupation - Business and residing at 10, Lord Sinha Road, Flat no: 15B, 15<sup>th</sup> Floor, P.S. & P.O. Shakespeare Sarani, Kolkata - 700071 duly authorized by the Promoter of the proposed project vide its authorization dated 25/02/2020.

P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

06 MAR 2023

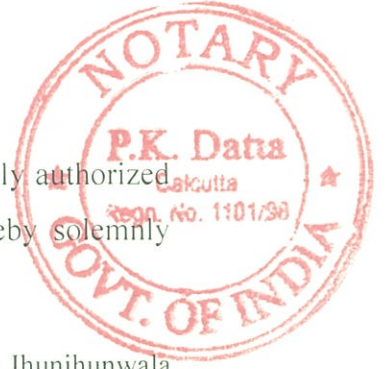
Sold To.....  
Name.....  
Address.....  
  
- 3 MAR 2023  
  
Rs.....  
  
C.M.M.'s Court  
2, Bankshall Street, Kol-1

142281  
Dammu Builders Pvt Ltd  
132, Conroy St  
Kol

ABANISH KUMAR DAS  
Govt. License Stamp Vendor  
C. M. M.'S Court  
2, Bankshall Street, Kol 1







I, Sri Ashwini Kumar Damani son of Lt Sharwan Kumar Damani duly authorized by the Promoter of the proposed project 'Mahadev Plaza' do hereby solemnly declare, undertake and state as under:

1. That Sri Ashok Jhunjhunwala, Sri Aditya Jhunjhunwala, Smt. Manju Jhunjhunwala And Sri Amit Jhunjhunwala ('Owners') have legal title to the Premises no: 82A, Nimtolla Ghat Street, Kolkata-700006 having total area 21 (Twenty One) Cottahs 29 (Twenty Nine) Sq.ft be the same little more or less ('said Land') on which the development of the proposed project is to be carried out.

AND

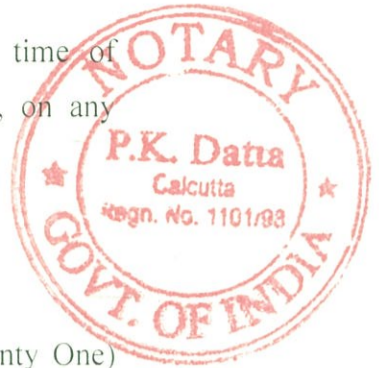
A legally valid authentication of title of such land and a Development Agreement on is enclosed herewith. A legally valid authentication of title of said land along with an authenticated copy of the Development Agreement dated 21<sup>st</sup> Day of February, 2020 duly registered in Book No. 1, Volume No. 1901-2020, Page from 38214 to 38284, being No. 1901000819 for the year 2020 at the office of Additional Registrar of Assurances -I, Kolkata, between land Owners and Promoter **M/S DAMANI BUILDERS PRIVATE LIMITED**, 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 Promoter is 31/12/2024.
4. That seventy per cent of the amounts realized by the 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.

P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
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06 MAR 2023

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, unit or building, as the case may be, on any grounds.



**Schedule of the 'SAID LAND'**

**ALL THAT** piece and parcel of land measuring total area of 21 (Twenty One) Cottahs 29 (Twenty Nine) Sq.ft more or less being the messuage land hereditaments and Premises No. 82A, Nimtolla Ghat Street, Ward No. 20, Kolkata- 700006 Police Station: Jora Bagan, Post Office: Beadon Street, Within the limits of Kolkata Municipal Corporation which is butted and bounded by:-

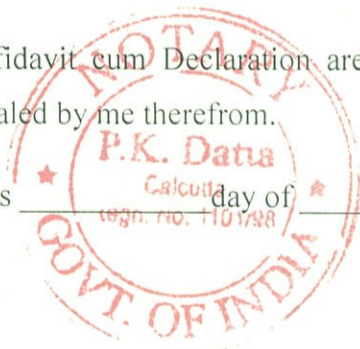
- On the North: Ram Jan Lane
- On the South: Nimtolla Ghat
- On the East: 80, Nimtolla Ghat
- On the West : Common Passage

*Ashu Name*  
Deponent

**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 Kolkata on this \_\_\_\_\_ day of \_\_\_\_\_



*Ashu Name*  
Deponent



Identified by me  
*Tina Das*  
Advocate  
Regn No. - F-1322/21

**Solemnly Affirmed & Declared before me on attestation of advocate**

*Tina Das*  
P. K. DATTA  
Notary

**06 MAR 2023**

**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001