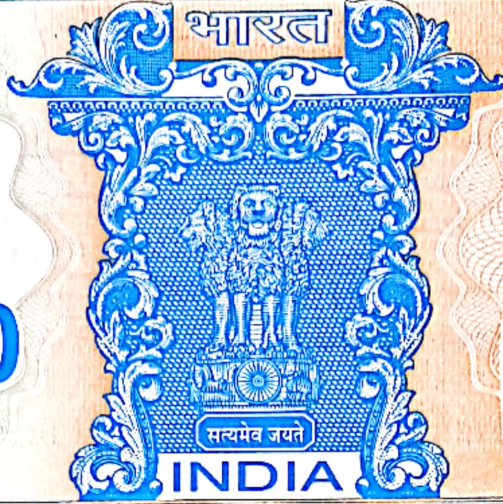


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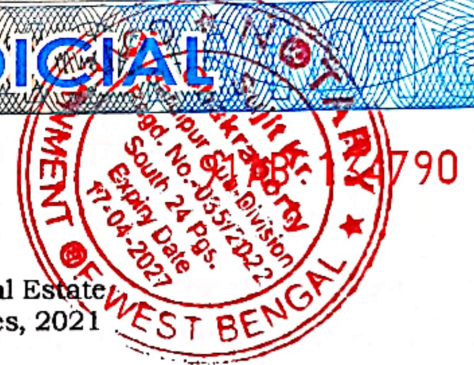
INDIA NON JUDICIAL

पश्चिमबङ्ग प्रविष्टिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL  
KOLKATA-700144

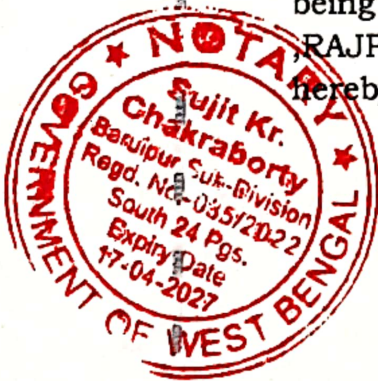
Form-'B'

Under Rule 3(4) of West Bengal Real Estate  
(Regulation and Development) Rules, 2021



**AFFIDAVIT CUM DECLARATION**

I, **MR. RABISANKAR DEBNATH**, son of Late Sukhamay Debnath, residing at Rajpur Sonapur, Rajpur, Post Office - RAJPUR, Police Station - Rajpur, Kolkata - 700149, District - South-24 Parganas, being the partner and also authorized signatory of the **M/S. MAA TARA ASSOIATES**, a partnership company having its registered office at 529 School Road Dhamaitala, Post Office - Rajpur, Police Station- Rajpur, Kolkata - 700151, the Developer of the project Christened "**DAKSHIN DIVINE**", being Holding No. 529 SCHOOL ROAD DHAMAITALA RAJPUR, Kolkata-700151, District- South 24 Parganas, do hereby solemnly declare, undertake and state as under:



10 OCT 2023

No. 11626 Date 30/9/23

Name.....  
Address.....  
Value.....  
Vendor.....

SAHABUDDIN GAZI  
Baruipur Civil & Criminal Court

H. SAROAR  
Advocate  
Baruipur Civil & Criminal Court



Form-B  
Under Rule 34 of West Bengal Real Estate  
Regulation and Development Rules, 2021

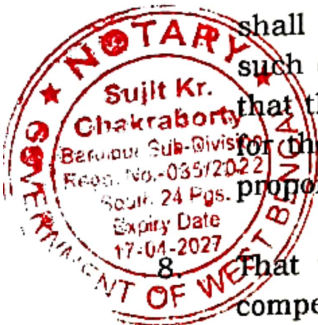
AFFIDAVIT FOR DECLARATION

I, MR. RAJIBANKAR DEBNATH, son of late Subarnay Debnath,  
resident at Baruipur, District Baruipur, West Bengal, do hereby  
declare that the property mentioned in the above-mentioned  
Form-B, being the property of late Subarnay Debnath, is  
the M/s. MAA TARA ASSOCIATES, a partnership concern,  
having its registered office at No. 10, Road, Baruipur, District  
Baruipur, West Bengal, and that the said property is  
being held by the said partnership concern, and that  
I, the undersigned, am a partner in the said partnership  
concern.





1. We 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/s and promoter 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 us is 11/04/2026 as per sanctioned building plan vide plan no. SWS-OBPAS/2207/2023/0482 dated 12/04/2023, duly sanctioned by the Rajpur - Sonarpur Municipality.
4. That seventy percent of the amounts realized by us 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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10 OCT 2023



10. That we 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.

*Rabizankar Debnath*

**Deponent**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from  
Verified by me at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2023.



**10 OCT 2023**

**Deponent**

Identified by me

*Shah*  
Advocate

*Solemnly declared and affirmed before me on identification under the Notary Act.*

**SUJIT KUMAR CHAKRABORTY**  
NOTARY PUBLIC  
Regd. No.- 035/2022  
Govt. of West Bengal