



पश्चिम बंगाल WEST BENGAL



MAA MANASA ENTERPRISE
Prakash Roy
PARTNER
90AB 722181
Signed in my presence
& identified by me.
Advocate

**BEFORE THE NOTARY PUBLIC AT PURBA BARDHAMAN
FORM 'B'**

(SEE RULE 3(4))

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR A PERSON
AUTHORISED BY THE PROMOTER**

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. PRAKASH KUMAR ROY**,
duly authorised by the promoter of the proposed project "**ONE
BARDHAMAN**", vide his authorisation dated 05/07/2021.

I, **PRAKASH KUMAR ROY**, duly authorised by the promoter
of the proposed project "**ONE BARDHAMAN**" hereby solemnly
declare, undertake and state as under:

Manoj K. Bhattacharyya
NOTARY PUBLIC
KHALUIBILL MATH
BURDWAN DISTRICT
EGD NO 28.1996

Contd. next page

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ক্রমিক নং..... তারিখ 22 FEB 2024

নাম Prakash kr. Roy

স্বাক্ষর Prakash

স্ট্যাম্পের স্থান J.P.V

বর্তমান ট্রেজারী ১ নং স্ট্যাম্প বক্স তারিখ 22 FEB 2024

স্ট্যাম্প ডেপুটি-সেক্স অফিসার

জেলা জজ আদালত-১ (বর্তমান)

মহিসেল নং-১/২০০৪-০৫

(Signature)



MAA MANASA ENTERPRISE
Prakash Roy
PARTNER

Signed in my presence
& identified by me.
Advocate

(Page No.2)

1. **SHRI BIPIN BHATIA AND SMT. SUNITA BHATIA** has a legal title to the land on which the development of the proposed project to be carried out,

AND

A legally valid authentication of title of such land along with an authenticated copy of agreemer between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is 31.10.2024.

4. That seventy percent of the amounts 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion not the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

That I/Promoter shall take all the pending approvals on time, from the competent authorities.



Manoj Chatterya
NOTARY
KHALUIBILL MATH
BURDWAI DISTRICT
D. NO. 27 1995

Contd. next page

28 FEB 2024

(Page No. 3)

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 an apartment, unit or building, as the case may be on any grounds.

VERIFICATION

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me herefrom.

Verified by me at Burdwan on this 28th Day of February, 2024.

MAA MANASA ENTERPRISE

✓ *Prakash Roy*
Deponent **PARTNER**

For MAA MANASA ENTERPRISE

PRAKASH KUMAR

Authorised Signatory

Signed in my presence
& identified by me.

Swaraj Kr. Mukhopadhyay
Advocate

28.02.24

Swaraj Kr. Mukhopadhyay
B.Sc., LL.B., Advocate
Dist. Judges' Court, Burdwan

Manoj K. Bhattacharyya

NOTARY
KHALUBILLI MATH
BURDWAN DISTRICT
REG NO 24/1998

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME OF IDENTIFICATION

Manoj K. Bhattacharyya
NOTARY
BURDWAN DISTRICT
Reg No 24/1998

28 FEB 2024

