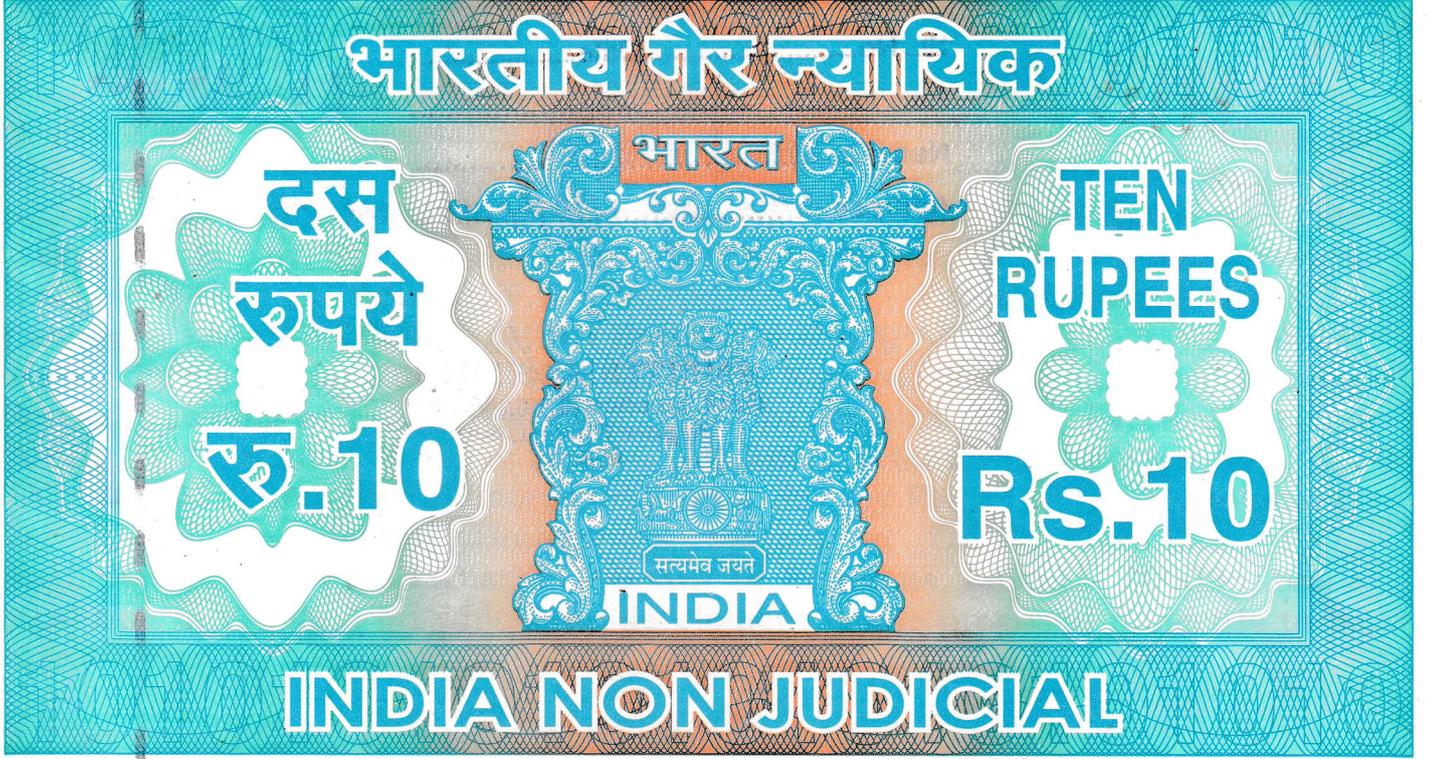


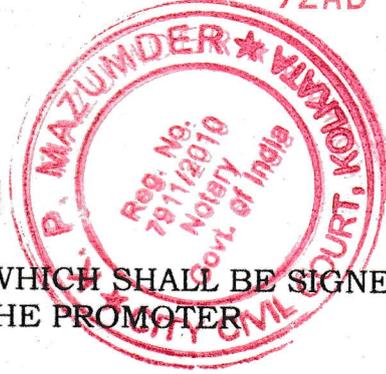
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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

92AB 277827

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

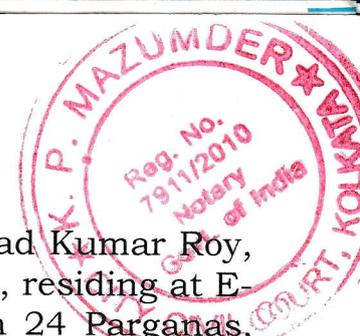
Affidavit cum Declaration

Affidavit cum Declaration of Sri Subhajit Mondal, (PAN: BCOPM9705R) son of Late Siromoni Mondal, age about 38 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 9, A.P.C. Park, P.O. – Baghajatin, P.S. – Patuli, Kolkata – 700086, Proprietor of the promoter (**M/S. Subha Construction**) of the proposed project “**MAA APARTMENT – 5**” situated at Premises No. 20, Talpukur Baghajatin Road, Ward No. 101 under KMC, P.O. – Baghajatin, P.S. – Patuli, District – South 24 Parganas, Kolkata- 700086, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/07/2024;

I, Subhajit Mondal, Proprietor of the promoter (**M/S. Subha Construction**) having registered office at 295, Baghajatin, G Block 9, APC Park, Ward No. 101, Baghajatin, P.O. – Baghajatin, P.S. – Patuli, District – South 24 Parganas, Kolkata – 700086 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

For Subha Construction
Subhajit Mondal
Proprietor

05 JUL 2024



1. **(a) Smt. Manju Roy** (PAN No. AYBPR5367C) wife of Late Prasad Kumar Roy, by Faith Hindu, by Nationality Indian, by Occupation- Housewife, residing at E-219, Talpukur, P.O.- Baghajatin, P.S. – Patuli, District – South 24 Parganas, Kolkata- 700086, **(b) Sri Dhurbajyoti Roy** (PAN No. BPVPR2682Q) son of Late Manoj Kumar Roy, by Faith Hindu, by Nationality Indian, by Occupation- Service, residing at E-219, Talpukur, P.O.- Baghajatin, P.S. – Patuli, District – South 24 Parganas, Kolkata- 700086, **(c) Sri Debajyoti Roy** (PAN No. BONPR8540G) son of Late Manoj Kumar Roy, by Faith Hindu, by Nationality Indian, by Occupation- Service, residing at E-219, Talpukur, P.O.- Baghajatin, P.S. – Patuli, District – South 24 Parganas, Kolkata- 700086, **(d) Smt. Krishna Mukherjee** (PAN No. FAQPM1245E) daughter of Late Arun Kumar Roy, by Faith Hindu, by Nationality Indian, by Occupation- Housewife, residing at E-219, Talpukur, P.O.- Baghajatin, P.S. – Patuli, District – South 24 Parganas, Kolkata- 700086, has a legal title to the land on which the development of the proposed project is to be carried out.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 27/03/2029.

4. 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.

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 / 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.

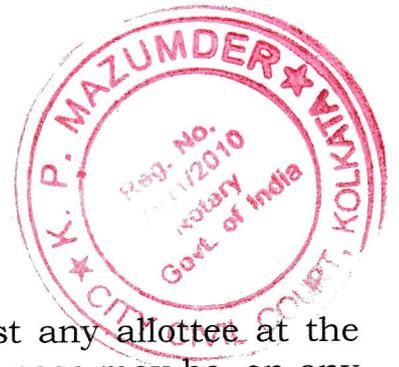
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

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

For Subha Construction

Subhjit Mondal
Proprietor

05 JUL 2024



10. 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.

For Subha Construction

Subhojit Mondal
Proprietor

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 5th day of July, 2024

For Subha Construction

Subhojit Mondal
Proprietor

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME
S. Dul.
ADVOCATE



05 JUL 2024