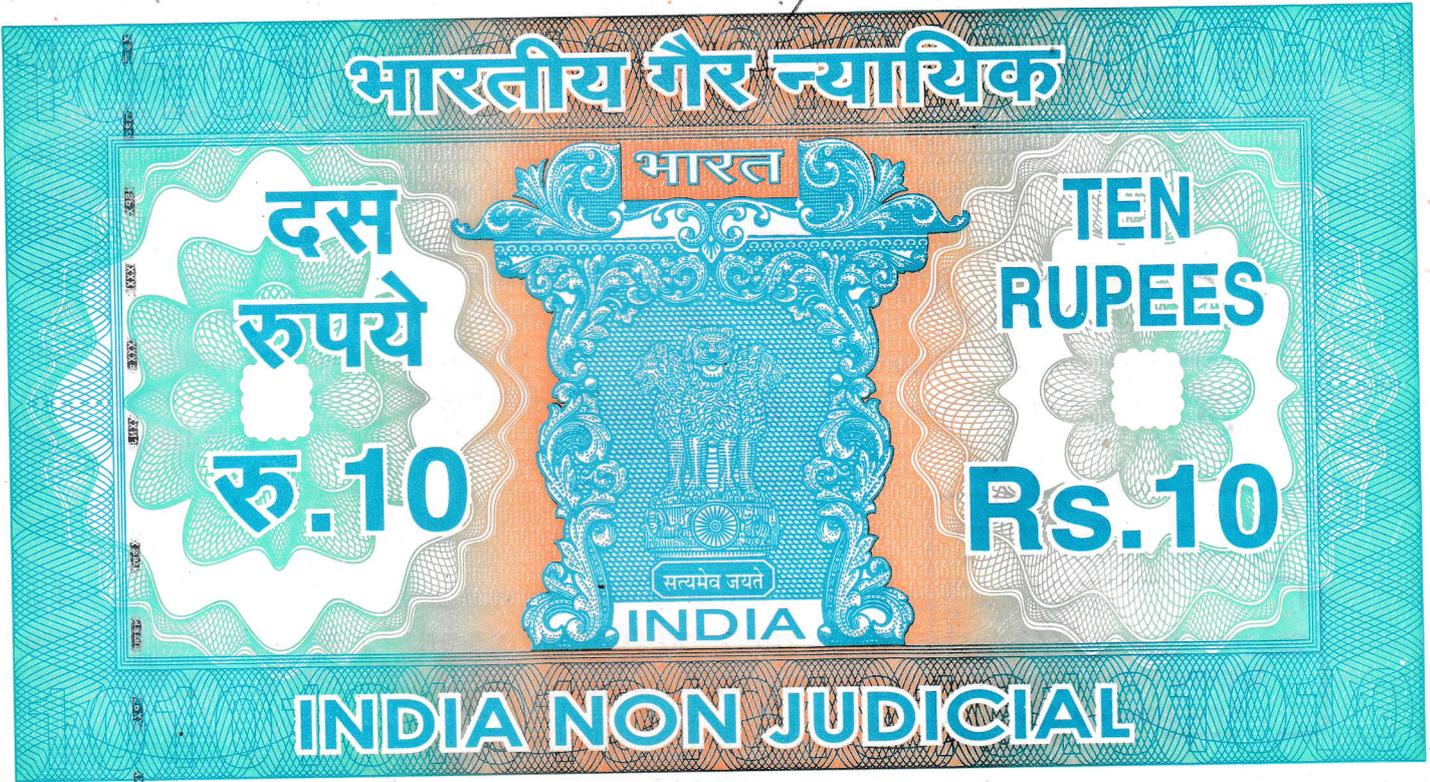


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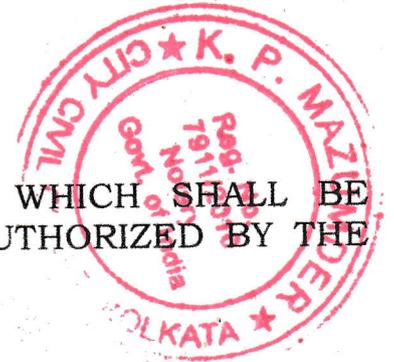


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 153597

FORM 'B'
[See rule 3(4)]

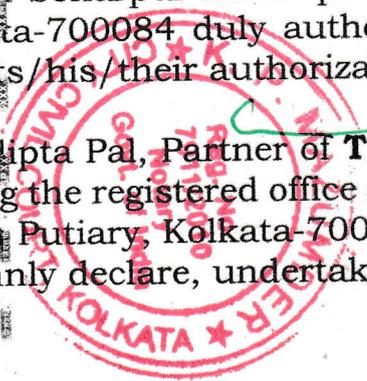
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudipta Pal (PAN: BFRPP1812A) son of Sri Ranjit Kumar Pal, age about 42 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 72, Guru Charan Naskar Road, P.O. Purba Putiary , P.S. Regent Park, Kolkata-700093, Partner of the Promoter (**T.M. BUILDERS & DEVELOPERS**) of the proposed project "**MONOKAI - BLOCK B**" situated at Holding No-283, Garagacha, Ward No.01 under Rajpur Sonarpur Municipality, P.O.-Garia, P.S. Sonarpur Now Narendrapur, Kolkata-700084 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15 /01/2024

I, Sudipta Pal, Partner of **T.M. Builders & Developers** (PAN: AAGFT1324A, having the registered office at 72, Guru Charan Naskar Road, Chakdah, P.O. Purba Putiary, Kolkata-700093), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



For T. M. Builders & Developers

Sudipta Pal

Partner

Partner

15 JAN 2024

1. (a) **Sri Manabendra Chowdhury (PAN: ACRPC3800D)** son of Late Bhuban Mohan Chowdhury, by faith Hindu, by Occupation – Retired, residing at 2/12A, A.P.C Park, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, Dist. South 24-Parganas, West Bengal, (b) **Sri. Sanjib Kumar Dutta Alias Sri Sanjib Dutta (PAN: ALOPD3742R)** son of Sri. Samir Kumar Dutta, by faith-Hindu, by Nationality-Indian, by occupation-Service, residing at P-22, Lakshminarayan Motilal Road (SBI Housing Scheme), PO Sarsuna, P.S. Parnashree, Kolkata-700061, Dist. South 24-Parganas, West Bengal, has a legal title to the land on which the development of the project is proposed 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.

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 30/04/2025.
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.

For. T. M. Bhowmik & Co. Chartered Accountants

Sudip Saha

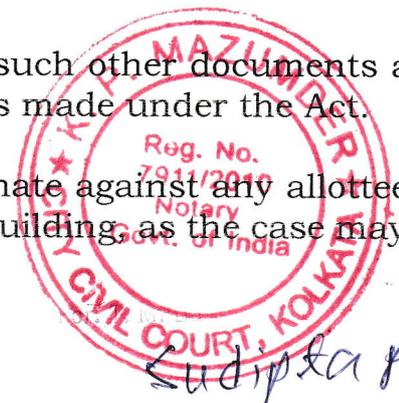
Partner

Partner

15 JAN 2024

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

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.



Partners & Developers
Partner Partner

Partner Partner
Sudipta pal

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 15th day of January, 2024



Partners & Developers
Partner Partner
Sudipta pal
Deponent

Signature Attested on Identification

K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No.-7911/2010 Govt. of India



IDENTIFIED BY ME

ADVOCATE

15 JAN 2024