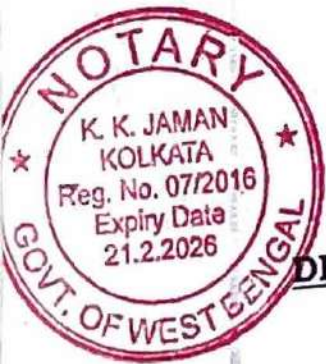
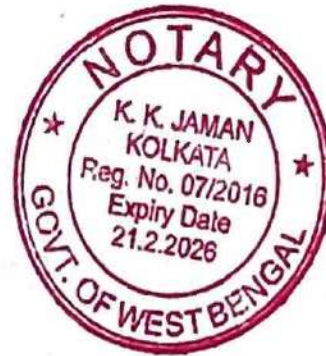




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 189926

BEFORE THE NOTARY  
KOLKATA-700 027



FROM - '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

MAA SHIBANI CONSTRUCTIONS

Ajay Mondal

Proprietor

05 MAR 2024

Affidavit-cum-Declaration of **SRI AJOY MONDAL**, son of Late Rabin Mondal, sole proprietor of **M/S. MAA SHIBANI CONSTRUCTIONS** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated .....

I, **SRI AJOY MONDAL**, son of Late Rabin Mondal, sole proprietor of **M/S. MAA SHIBANI CONSTRUCTIONS** the Promoter of the proposed project/ duly authorized by the promoter of the proposed project, do hereby Solemnly declare, undertake and state as under:

1. That, I/Promoter have/has a legal title to the land on which the development of the project is proposed.

**AND**

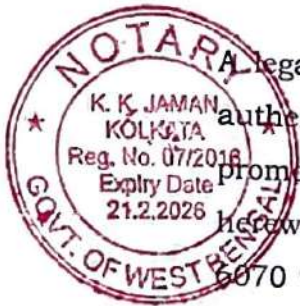
legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith. Mr. Lalit Naskar (PAN- AODPN8237R, Aadhaar No. 2029 6070 9288), son of Late Becharam Naskar, residing at Teghoria, Saroda Park, P.O.- Sonarpur, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150, District- South 24 Parganas.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 2 years i.e. 31<sup>st</sup> December, 2026.
4. That, seventy per cent of the amounts realized 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 cost of construction and the land cost and shall be used only for that purpose.

**MAA SHIBANI CONSTRUCTIONS**

05 MAR 2024

Ajoy Mondal  
Proprietor



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 verified 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 shall be verified during the audit that the amounts collected for the said project have been utilized for the project and the authentication has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending appropriating one time from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been proscribed by the rules and regulations made under the Act.

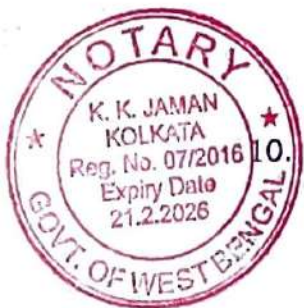
That, I/promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

**M/S. MAA SHIBANI CONSTRUCTIONS**

**MAA SHIBANI CONSTRUCTIONS**

*Ajay Mondal* Proprietor  
**Proprietor**

**DEPONENT**



05 MAR 2024

**VERIFICATION**

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts verified on this 5<sup>th</sup> day of March, 2024.

**M/S. MAA SHIBANI CONSTRUCTIONS**

**MAA SHIBANI CONSTRUCTIONS**

Ajay Mandal  
Proprietor

**DEPONENT**

*Identified by me  
Tajm Laddu  
Sinha*



Signature attested  
on Identification

*K. K. Jaman*  
Kazi Khalokujaman  
Notary, Govt. of West Bengal  
Regd. No.: 07/2016  
Kolkata

05 MAR 2024