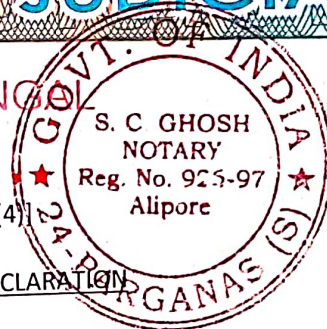


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 700358

FORM-B  
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Anu Burman being representative for the promoter of the proposed project vide its authorization dated 31<sup>st</sup> January 2023.

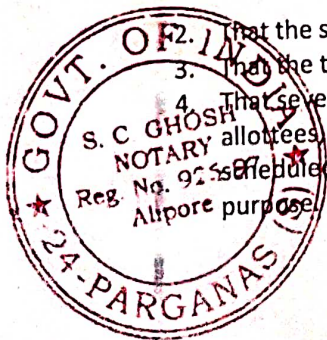
I, Anu Burman son of Bijay Kumar Burman aged 66 Years working for gain at 30 new road being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri Ranjit Addya, Smt Sandhya rani seal, Smt Anima Dey, Sri Amit Kumar Addya, Smt Kalpana Dutta, Smt Arpana Addya, Smt Alpana Dutta has a legal title to the land on which the development of the project is proposed  
And  
A legally valid authentication of the 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.

That the said land is free from all encumbrances.

2. That the time period within which the project shall be completed by promoter is 1<sup>st</sup> June 2026.

3. That seventy per cent of the amounts realised by the 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 specified bank to cover the cost of construction and the land cost and shall be used only for that purpose.



12 JUN 2023

MAJOR AVENUE PROJECTS PVT. LTD.

*Anu Burman*  
Director

00877

31 JUN 2023

No..... ₹10/- Date.....

Name: Mason Avenue Projects Pvt Ltd

284/2, N.S. C Bose Road Kol-47

Address: .....

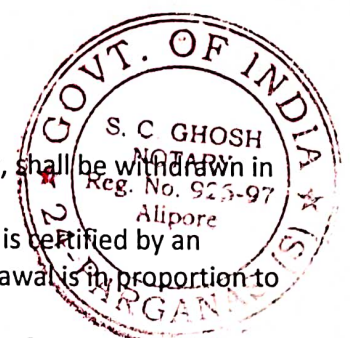
Vendor: .....  
Alipore Collectorate, 24-ns. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



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 6<sup>th</sup> day of June 2023.

MAJOR AVENUE PROJECTS PVT. LTD

*Anu Sengupta*  
Director

Deponent

Identified by me  
*lef*  
Advocate

Solemnly Affirmed & Declared  
Before me on Identification

*S. C. Ghosh*

S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No. 925/97, Govt. of India

12 JUN 2023

