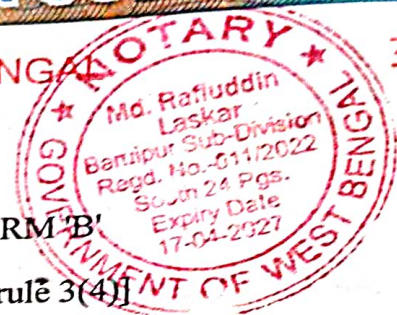


SI-28/24



পশ্চিমবঙ্গ সরকার
 BEFORE THE NOTARY PUBLIC AT BARUIPUR
 KOL-144 GOVT. OF WEST BENGAL



34AA 027365

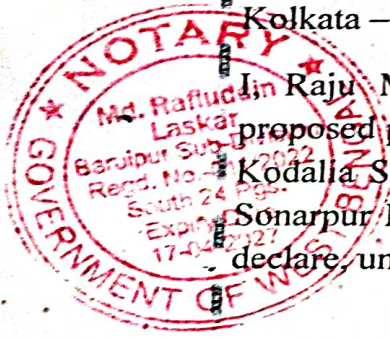
FORM 'B'

[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 Sri Raju Mondal, Partner of M/s. MR ENTERPRISE promoter of the proposed project "M.N. ROY APRTMENT" at 228, J.N. Bose Road, Near Kodalia School, P.O. – Kodalia, P.S. – Sonarpur, Ward No. 20 of Rajpur Sonarpur Municipality, Kolkata – 700147, WB, India.



I, Raju Mondal, Partner of M/s. MR ENTERPRISE promoter of the proposed project "M.N. ROY APRTMENT" at 228, J.N. Bose Road, Near Kodalia School, P.O. – Kodalia, P.S. – Sonarpur, Ward No. 20 of Rajpur Sonarpur Municipality, Kolkata – 700147, WB, India, do hereby solemnly declare, undertake and state as under:

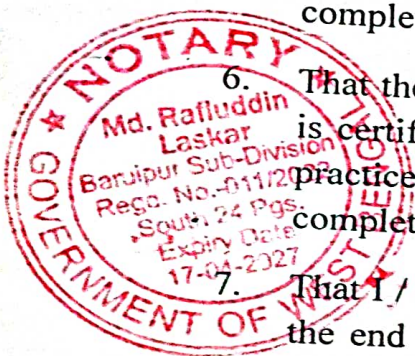
MR ENTERPRISE
Raju Mondal
 Partner

That our firm M/s. MR ENTERPRISE has a legal right/title to the land on which the development of the project is proposed via a Joint Development Agreement with the Land Owners (via succession) namely 1. Dipendra Nath Chakraborty, 2. Bijali Chakraborty, 3. Reba Chakraborty, 4. Soma Mukherjee, 5. Munni Ghosh, 6. Tithi Dutta Chakraborty, 7. Arya Chakraborty, 8. Sampa Paul, 9. Nibedita Mohanty, 10. Kanak Chakraborty, 11. Amarendra Nath Chakraborty, 12. Ranendra Nath Chakraborty, 13. Rudrendra Nath Chakraborty, 14. Mira Ritendra Nath Chakraborty, 15. Arindra Nath Chakraborty, 16. Mira Bhattacharya, 17. Malati Chakraborty, 18. Dipendra Nath Chakraborty, 19. Kalpana Chakraborty, 20. Dibyendra Nath Chakraborty, 21. Diptendra Nath Chakraborty, 22. Dwijendra Nath Chakraborty, 23. Sarasi Chakraborty, 24. Shuili Chakraborty, Bakul Bhattacharya, 25. Kakali Bhattacharya, 26. Deepankar Bhattacharya, 27. Joydeb Bhattacharya, 28. Momin Pailan, 29. Raju Mondal, 30. Samindra Nath Chakraborty (All 30 Land Owners) being No. 160803643 of 2021 registered at the office of the ADSR Sonarpur, South-24 Pgnos, West Bengal, India.

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 31-03-2026
4. That seventy per cent 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 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 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

MR ENTERPRISE

Raju Mondal
Partner



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 I / promoter shall take all the pending approvals on time, from the competent authorities.
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 any apartment, plot or building, as the case may be, on any grounds.

MR ENTERPRISE

Raju Mondal
Partner

Deponent

Verification

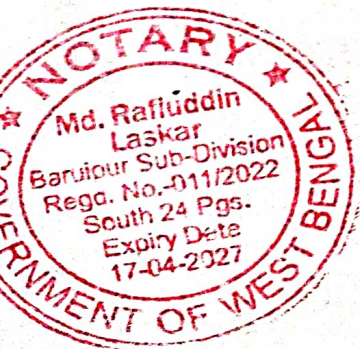
I, Raju Mondal Son of Karim Mondal Resident of Mallickpur, Ganespur, S.24 Parganas, Kolkata – 700145, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Baruipur on this 19th Day of August, 2024

MR ENTERPRISE

Raju Mondal
Partner

Deponent



Signature Attested
On Identification

R
MD. RAFIUDDIN LASKAR
NOTARY
Baruipur Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal

Identified by me

R. SK
Advocate