

Serial No. AI/119/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 883143



BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr. Manish Agarwala** developers of the proposed project "41A, Jadavpur Central Road" duly authorized by the promoter of the proposed project, vide their authorization dated 10<sup>th</sup> February'2020.

I, **Mr. Manish Agarwala** 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, the promoters, have legal right to develop the project on the proposed land.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is December'2024. i.e. 31-12-2024
4. That seventy per cent of the amounts realised by us 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.

**Mrignayani Cosmetics Pvt. Ltd.**

10 JUL 2024

Director

016406

30 MAY 2024

Sl. No. .... Rs. .... Date .....  
Sold to - S. CHAKRABORTY (Adv.)  
of-Alipore Judges Court, Kolkata-27

*Sd/-*  
Samiran Das  
Stamp Vendor  
Alipore Police Court, Kolkata-27

INDIA NON JUDICIAL



BEFORE THE HON'BLE PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT

FORM 'B'  
[see rule 3(A)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Manish Agarwal developer of the proposed project "AAA Jadaipur Central Road" duly authorized by the promoter of the proposed project, vide their authorization dated 10<sup>th</sup> February 2024.

I, Mr. Manish Agarwal promoter of the proposed project, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

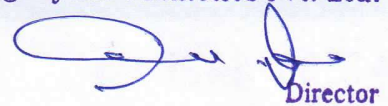
1. That I, the promoters, have legal right to develop the project on the proposed land.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is December 2024.
4. That seventy per cent of the amounts realized by us for the real 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.

Mitrayani Cosmetics Pvt. Ltd.  
*Sd/-*  
Director



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 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

Mrignayani Cosmetics Pvt. Ltd.

  
Director

Deponent

Verification

I, Mr. Manish Agarwala son of Late S. N. Agarwala, office at 78A, Raja Basanta Roy Road, Kolkata-700 029, do solemnly affirm and confirm that 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 9<sup>th</sup> day of July'2024.



Mrignayani Cosmetics Pvt. Ltd.

  
Director

Deponent

Verified before me at this 9<sup>th</sup> day of July'2024 at Kolkata.

Advocate

**Identified by me**  
  
Advocate  
**10 JUL 2024**  
Nabakumar Mukhopadhyay  
Advocate  
Alipore Police Court  
Enrl No -WB/2037/1999

**Solemnly Affirmed & Declared  
before me on identification**

  
T. K. Dey, Notary  
Alipore Judges'/Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

**10 JUL 2024**