



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL AB 175240

FORM 'B'

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 Mangalbela Real Estates Private Limited & Others (Promoter) represented by its authorized representative Mr. Jay Prakash Agarwal duly authorized by the promoter of the proposed project, vide its board resolution dated 6th Day of June, 2022.

I, Mr. Jay Prakash Agarwal being the authorized representative of Mangalbela Real Estates Private Limited and others being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mangalbela Real Estates Private Limited and others have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land is enclosed herewith.
2. That the said land is free from all encumbrances.

P. K. Datta
Notary
Regn. No.: 1101/00
C.M.M.'s Court
7 & 3, Bankshall Street
Calcutta - 700 061

MANGALBELA REAL ESTATES PVT. LTD. & OTHERS

Jay Prakash Agarwal
Authorized Signatory/Director

06 JUN 2023

6029

26 MAY 2023

Serial No.

Name.....

Address:.....

8, Lyons Range, Kolkata-700 001

Date

Licensed Stamp Vendor
B GHOSH

26 MAY 2023

Bed Ashok Kumar

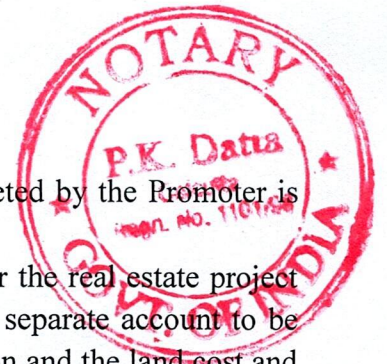
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3. That the time period within which the project shall be completed by the Promoter is 26.12.2024.
4. That seventy per cent of the amounts realized by Promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 in practice 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 compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed 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.



MANGALBELA REAL ESTATES PVT. LTD. & OTHERS

Jayprakashgaur
 Authorised Signatory/Director
 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 _____ on this _____ day of _____



Identified by me
Tina Das
 TINA DAS
 Advocate
 Regn No. - F-1322/21

solemnly Affirmed &
 Declared before me on
 Certification of Advocate
P.K. Datta
 P.K. Datta
 Notary

MANGALBELA REAL ESTATES PVT. LTD. & OTHERS

Jayprakashgaur
 Authorised Signatory/Director
 Deponent

P. K. Datta
 Notary
 Regn. No.: 1101/58
 C.M.M.'s Court
 2 & 3, Banskhal Street
 Calcutta - 700 061

05 JUN 2023