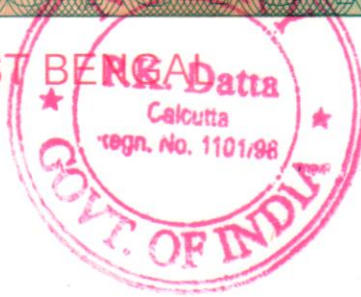




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 77AB 636542



FORM-B  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. Ishan Karnani duly authorized by Mamtamayee Builders LLP promoter of the proposed project Aagman at 23, Gopal Chandra Chatterjee Road, Kolkata-700 002.**

I, Ishan Karnani, son of Mr. Mahesh Karnani, aged about 33 years, by faith Hindu, working for gain at 304 Chandan Niketan, 52A Shakespeare Sarani, Kolkata-700 017, Post Office Circus Avenue, Police Station Beniapur dully authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

04 MAR 2023

**P. K. Datta**  
Notary  
Regn. No. 1101/98  
C.M.M.'s Court  
7 & 3, Bankshall Street  
Calcutta - 700 001

123134

SOLD TO \_\_\_\_\_  
 OF \_\_\_\_\_  
 RS. \_\_\_\_\_  
**ANUBRATA DHAR**  
 Advocate  
 C.M. Court, Kol-1

**JAYDEEP CHATTERJEE**  
 16, INDIA EXCHANGE PLACE, KOL-1  
 LICENSED STAMP VENDOR  
 NO 351RS2018

16 FEB 2023

16 FEB 2023



FORM B  
[see rule 25]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Ishan Karnani duly authorized by  
 Mamtamayee Builders LLP promoter of the proposed project  
 Bagman at 23, Gopal Chandra Chatterjee Road, Kolkata-700 001

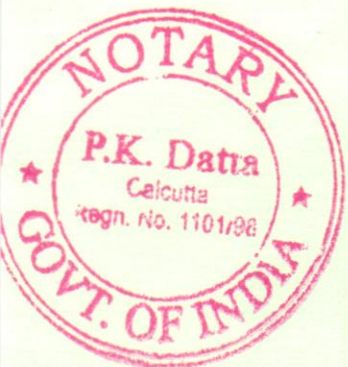
I, Ishan Karnani, son of Mr. Mahesh Karnani, aged about 25 years, by father  
 and working for gain at 304 Ghoshan Niketan, 52A Shakerbaje Sarani,  
 Kolkata-700 001, Post Office Chowk Avenue, Police Station Bandpukur duly  
 authorized by the promoter of the proposed project hereby solemnly

P. K. Datta  
 Notary  
 Regd. No. 170188  
 Kolkata

16 MAR 2023



1. That promoter 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 and authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2025.
4. 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 scheduled bank to cover the cost of construction and the land cost 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 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.



*See*

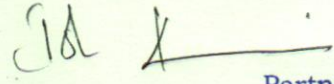
04 MAR 2023

**P. K. Datta**  
Notary  
Regn. No. 1101/98  
C.M.M.'s Court  
7 & 3, Bankshall Street  
Calcutta - 700 001



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.

MAMTAMAYEE BUILDERS LLP

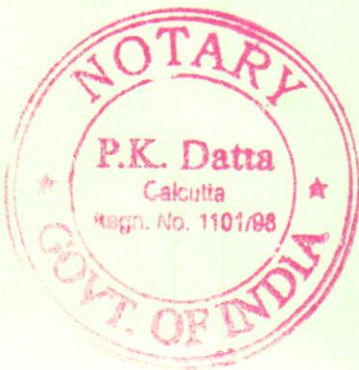

  
Partner

Deponent

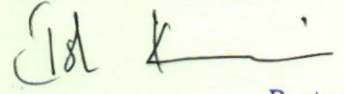
**Verification**

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 this 4<sup>th</sup> day of March, 2023.



MAMTAMAYEE BUILDERS LLP


  
Partner

Deponent

Solemnly Affirmed &  
Declared before me on  
Identification of advocate

**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshell Street  
Calcutta - 700 004


  
P.K. DATTA  
2023

04 MAR 2023

