



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 928531

FORM 'B'

[See rule 3(4)]

### DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of M/s. Prajapati Builders (hereinafter referred to as “The Partnership Firm”) having registered address at 41A, Tarachand Dutta Street, 1st Floor, Kolkata-700073, West Bengal, of the on-going project named “EMPRESS” situated at Municipal Premises Nos. 24/1 and 25, Gangadhar Babu Lane, within the KMC Ward No. 47, Borough-VI, Police Station and Post Office Bowbazar, Kolkata-700 012, West Bengal, India, represented by its Partner and duly Authorised Representative **Mr. Sandeep Kumar Saraogi**, son of Shaym Sundar Saraogi, aged 46 years, residing at 41A, Tarachand Dutta Street, Kolkata-700073, of the on-going project do hereby solemnly declare, undertake and state as under:-

PRAJAPATI BUILDERS

*S. Saraogi*  
Partner

**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

31 MAR 2023



54909

Serial No.

Name

Address

Prajapati Builders  
4A - T. C. Datta St Col-73

27 MAR 2023

Prop :- Srikant Tiwari  
Licenced Stamp Vender  
BACHAN GANGA  
23, Bankshall Street  
Kolkata - 700 001

27 MAR 2023

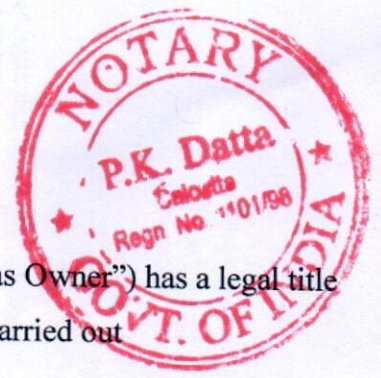


PRAJAPATI BUILDERS

P. K. Datta  
Notary  
T. C. Datta St  
Col-73  
Kolkata - 700 001

27 MAR 2023





1. M/s. Manprakash Projects Private Limited (“hereinafter referred to as Owner”) has a legal title to the land on which the development of the proposed project is to be carried out


AND

All legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the partnership firm for development of the real estate project are enclosed herewith.

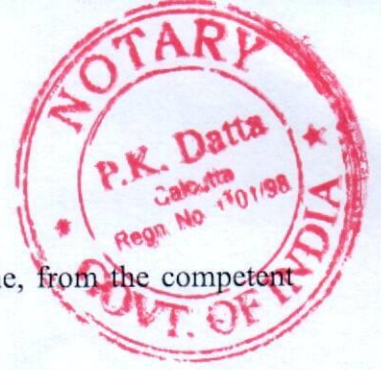
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Partnership Firm is 26-08-2026.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees, from time to time, shall 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 the Partnership Firm 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.

**P. K. Datta**  
Notary  
Regn. No. 1101/98  
C.M.M.'s Court  
7 & 8, Bankahal Street  
Calcutta - 700 001

**31 MAR 2023**

**PRAJAPATI BUILDERS**  
  
**PARTNER**





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

PRAJAPATI BUILDERS  
  
 Partner

Deponents


Verification

I, Mr. Sandeep Kumar Saraogi, son of Shaym Sundar Saraogi, aged 46 years, residing at 41A, Tarachand Dutta Street, Kolkata-700073 solemnly state that the contents of my above **Affidavit cum Declaration** are true and correct and nothing material has been concealed by me therefrom.

PRAJAPATI BUILDERS  
  
 Partner

Deponents

Verified by me at Kolkata on this 31<sup>st</sup> day of March, 2023.

*Solemnly affirmed*  
 Declared before me on  
 Identification of advocat.  
  
 P.K. DATTA  
 Notary

IDENTIFIED BY ME  
 Advocate  
  
 P.C. Shaw  
 Enrolment No. F-6924663  
 Advocate

31 MAR 2023

P. K. Datta  
 Notary  
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