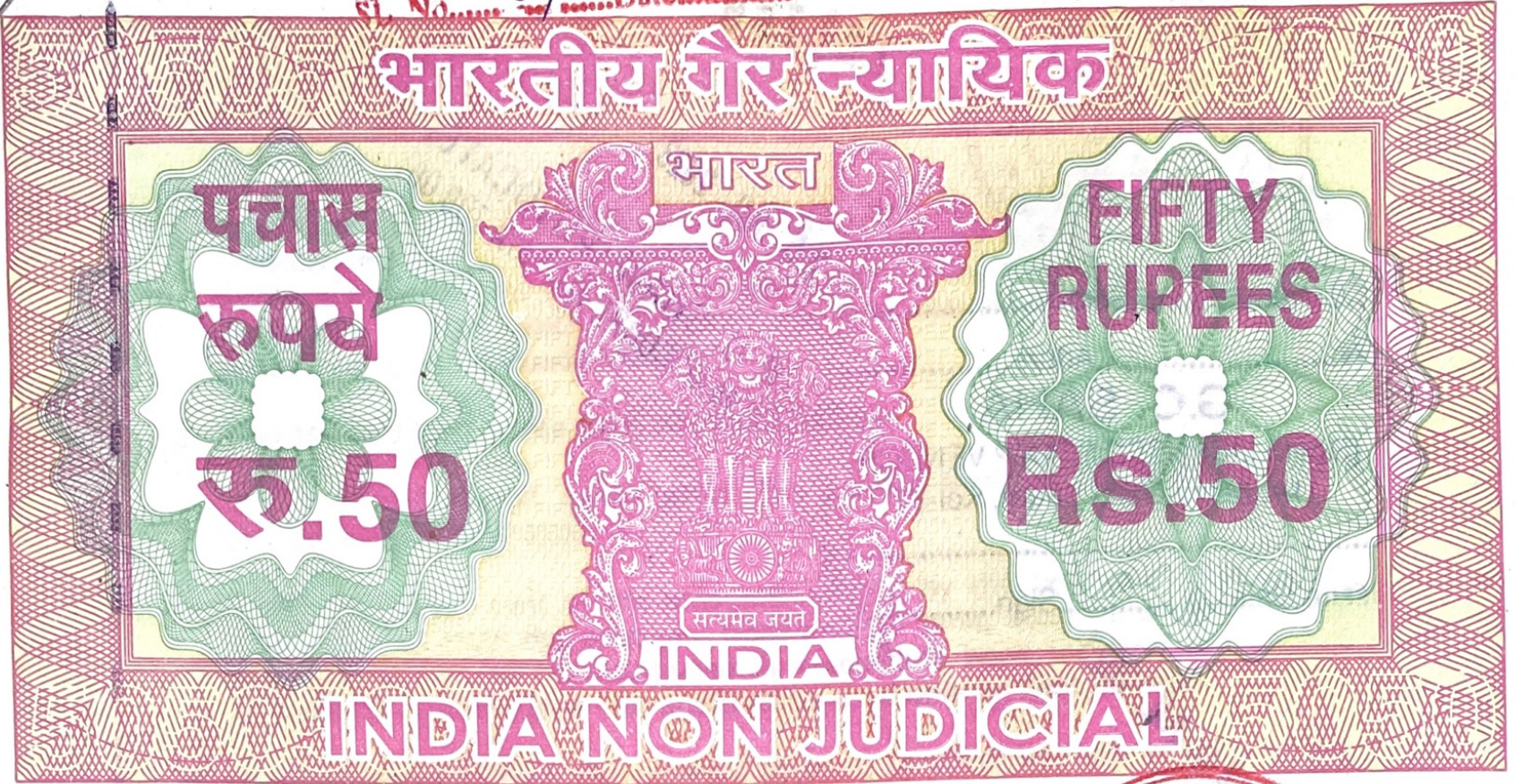


Sl. No. 56/.....Date.....

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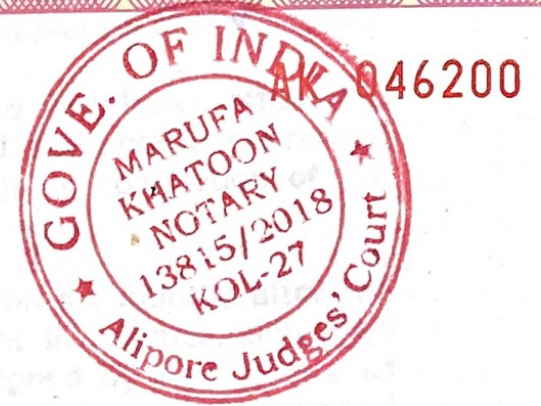
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA - 700 027

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 Mr. Kalyan Mondal promoter of the proposed project;

I, Kalyan Mondal, son of Late Kshitish Chandra Mondal, residing at 45, Kendua Main Road, P.O: Garia, P.S: Patuli, Kolkata: 700084 being the Proprietor of "M/s. Ananya Construction", having its registered office at 45, Kendua Main Road, P.O: Garia, P.S: Patuli, Kolkata: 700084 do hereby declare that M/s. Ananya Construction is the promoter of the project, i.e., "BANDANA" constructed at Premises No: 200, Kendua Main Road, under L.R. & R.S. Dag No: 847 and recorded in L.R. Khatian No: 867 corresponding to R.S. Khatian No: 609, Mouza: Baishnabghata, J.L. No: 28, P.S: Patuli (Formerly Jadavpur), P.O: Garia, Kolkata: 700084, within the limits of Ward No: 101, Borough No: XII, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

✓ Kalyan Mondal

12 OCT 2023



1. That Rabindra Nath Mondal has the 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 along with an 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 the promoter is 1st July, 2028.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

✓ *Rabindra Nath Mondal*

Deponent



**11 2 OCT 2023**




**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 16<sup>h</sup> day of September, 2023.


Deponent

Identified by me

  
Debasish Chowdhury  
Advocate  
Alipore eAdvocate Court, Kol-27  
WB/929/1983



Signature attested  
on identification.

  
MARUFA KHATOON  
Notary Govt. of India  
Regd. No. 13815/2018  
Alipore Judges' Court

12 OCT 2023