

Sl No. 74/24



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL
FORM 'B'

[See rule 3(4)]



BEFORE THE NOTARY PUBLIC AT BARAIPUR
KOL-14, GOVT. OF WEST BENGAL

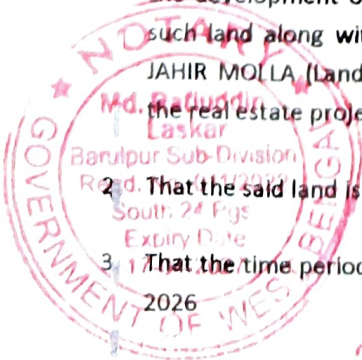
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of MD JAHIR MOLLA, Director of TAASEN REAL TECH INDIA PVT. LTD. promoter of the proposed project "LT REGENCY" at RS & LR Dag No. 390, LR Khatian No. 3060, JL No. 34, Mouja - Dhimedanmalla, under Hariharpur Gram Panchayat, Baraipur, Kolkata - 700145, Wb, India

I, MD JAHIR MOLLA, Director of TAASEN REAL TECH INDIA PVT. LTD. promoter of the proposed project "LT REGENCY" at RS & LR Dag No. 390, LR Khatian No. 3060, JL No. 34, Mouja - Dhimedanmalla, under Hariharpur Gram Panchayat, Baraipur, Kolkata - 700145, Wb, India do hereby solemnly declare, undertake and state as under:

1. That our Company TAASEN REAL TECH INDIA PVT. LTD. has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between Me, namely MD JAHIR MOLLA (Land Owner) and TAASEN REAL TECH INDIA PVT. LTD. 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 me/promoter is 30-03-2026



22 MAY 2024

14366 21/5/24.

NO. Date

Name *Taj Seen Realtech*

Address *India PVT. LTD.*

Village

Author *M*

SAHABUDDIN GAZI

Baruinar Civil & Criminal Court

(Handwritten signature)

4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



JAASEEN REALTECH INDIA PRIVATE LIMITED
 M.D. JAHIR MOLLA

Deponent **DIRECTOR**

Verification

I, MD JAHIR MOLLA Son of JANAB ABDUL HANNAN MOLLA Resident of Khasmallick, South 24 Parganas, Kolkata – 700145, do solemnly affirm 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 22nd day of May, 2024



JAASEEN REALTECH INDIA PRIVATE LIMITED
 M.D. JAHIR MOLLA
DIRECTOR

22 MAY 2024

Solemnly Affirmed & Declared before me on Identification

Identified by me

 Advocate

MD RAFIUDDIN LASKAR
 NOTARY
 34 Guipur Civil & Criminal Court
 Regd. No.- 011/2022
 Govt. of West Bengal