

Sl. No. 163 dated 6 AUG 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 544734

BEFORE THE NOTARY
ALIPORE JUDGES' COURT



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

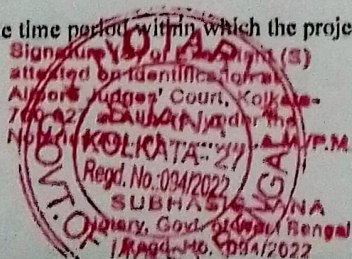
Affidavit cum Declaration of Mr. ROHAN TANWANI, Developer of the proposed project / duly authorized
by the promoter of the proposed project, vide its/his/their authorization date 15/07/2021;

I Mr. Rohan Tanwani Son of Sri Nautan Das Tanwani at 1/C, Buroshibtala Main Road, P.S.-Behala, P.O.-
Sahapur, District- South 24 Parganas, Kolkata-700038 duly authorized by the promoter of the proposed
project do hereby solemnly declare, undertake and state as under.

1. That M/S MANDHAN PROJECTS 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 such owner and promoter for development of the real
estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is 31/12/2024.



FOR MANDHAN PROJECTS

Rohan Tanwani

PARTNER

6 AUG 2024

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after It is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

FOR MANDHAN PROJECTS

Rohan Banerjee

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 Alipore on this 6th Aug day of 2024.

FOR MANDHAN PROJECTS

Rohan Banerjee

PARTNER

Deponent

Identified by me

Debasish Chowdhury
Debasish Chowdhury
Advocate

Alipore Judges' Court, Kol-700027
WB/929/1983



Signature (S) of Execulant (S)
attested on identification at
Alipore Judges' Court, Kolkata-
700 027 at Alipore, under the
Notaries Act. atA.M./P.M.

S. JANA
SUBHASIS JANA
Notary, Govt. of West Bengal
Regd. No. 094/2022

06 AUG 2024