

SL. NO. 622/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM-B
[SEE RULE 3(4)]

AFFIDAVIT CUM DECLARATION



LAB 753816

Affidavits cum Declaration of Sushant Meher being representative for the promoter of the proposed project vide its authorization dated 19-Jun-24

I, Sushant Meher S/o Late Tulsi Meher aged about 38 years R/o 3E, Sristi Plaza, Salua Bazar, Salua-700136 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri Nepal Chandra Saha and others have a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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.

19 JUN 2024

065580

No.

Address.

Rs.

Date.

12 JUN 2024
PANCHU GOPAL SHAW
Advocate
C.M.M.S. Court Kol-1

12 JUN 2024

SIPRA DEY

Licence No. 18A

Code : 1070

N. S. Road, Kolkata-700 001

[Handwritten signature]



REPORT THE...

...



-: 2 :-

3. That the time period within which the project shall be completed by promoter is 29.04.2027.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.

MONALISA HOUSING PROJECTS PVT. LTD.

Sukhthaha Director
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 19th day of June, 2024.

MONALISA HOUSING PROJECTS PVT. LTD.

Sukhthaha Director
Deponent

Identified by me:

Manoj Basu

Advocate

MANOJ BASU
Advocate
Enrolment No-F-247/2006
Bidhan Nagar Court
Kolkata-700091

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhanagar Court
Dist.-North 24 Pgs

19 JUN 2024