

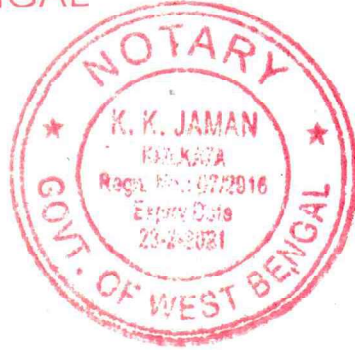
Sl. No. 258 Date 9/12/2020



अभिषेक पश्चिम बंगाल WEST BENGAL

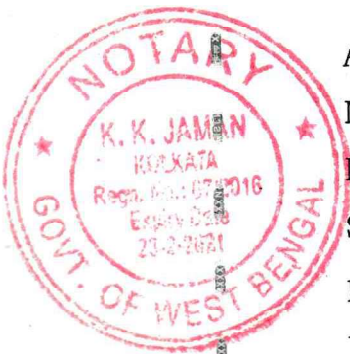
48AB 601389

BEFORE THE NOTARY  
KOLKATA-700 027



FORM - 'B'  
[See rule 3(4)]

**AFFIDAVIT CUM DECLARATION**



Affidavit-cum-Declaration of **Mr. Ajoy Mondal**, son of Late Rabin Mondal, by faith- Hindu, by occupation- Business, residing at Narendrapur Station Road, Biswaspara, P.O.- R. K. Pally Via Sonarpur, P.S.- Sonarpur, Kolkata-700150, Promoter of the proposed project duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01.06.2015

I, **Mr. Ajoy Mondal** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

**MAA SHIBANI CONSTRUCTIONS**

Ajoy Mondal  
Proprietor

09 DEC 2020

1. That, I/Promoter have/has a legal title to the land on which the development of the project is proposed

OR

Land owner have/has a 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.

OR

That, details of encumbrances...NONE.....including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is 15-03-2022

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

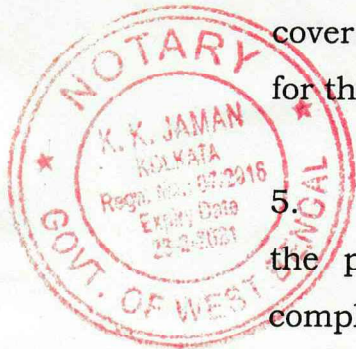
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in

MAA SHIBANI CONSTRUCTIONS

Ajay Mondal

09 DEC 2020



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, 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 my allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

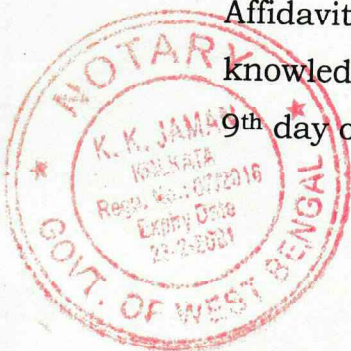
MAA SHIBANI CONSTRUCTIONS

Ajay Mondal  
Proprietor

DEPONENT

### VERIFICATION

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 9<sup>th</sup> day of December, 2020.

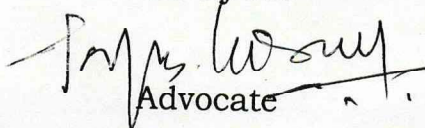


MAA SHIBANI CONSTRUCTIONS


Ajay Mondal  
Proprietor

DEPONENT

Identified by me

  
Advocate

Solemnly declare and affirmed  
before me on verification under  
the Notaries Act

  
Kazi Khalekujjaman  
Notary, Govt. of West Bengal  
Regn. No.: 07/2016

09 DEC 2020