

SL. No. 56..2025



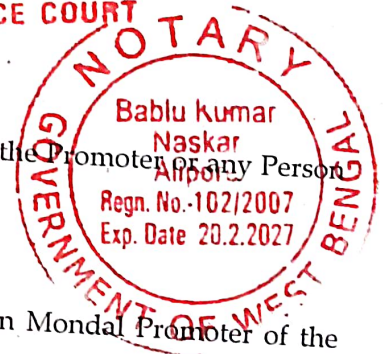
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 478510

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

FORM -B

(Declaration supported by An Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)

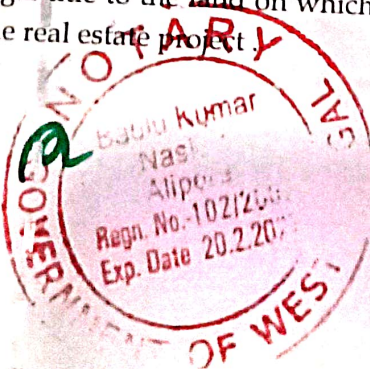


AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of AVISHEK MONDAL son of Swapan Mondal Promoter of the proposed/ on- going project.

I, Avishek Mondal son of Swapan Mondal ,Promoter of the proposed project "KRISHIV APARTMENT" at Premises No. 1336, Nayabad, Kolkata- 700 099, do hereby solemnly declare, undertake and state as under-

1. That I am the owner of ALL THAT piece and parcel of Bastu land measuring an area about 03 Cottachs more or less, comprised under mouza Nayabad, J.L.No.25, Touzi No.56, R.S.khatian No.75, L.R.khatian No.2753, R.S. & L.R.Dag No.157, P.S-Panchasayar (previously Purba jadavpur) , District South 24 parganas by virtue of a deed of gift dated 20th February,2023, being no.160202087 for the year 2023 duly registered in the office of District Sub Registrar-II at Alipore and self developing the said project. As such I have a legal title to the land on which the development of the project is to be carried out by me of the real estate project.



Avishek Mondal

15 JAN 2025

52347

No.....

Of.....

Rs.....

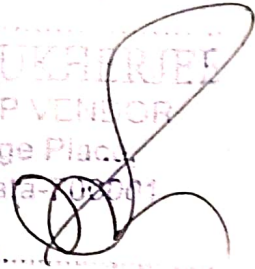
SUBHASREE MUKHERJEE

LICENSED STAMP VENDOR

9, India Exchange Place

(Basement) Kolkata - 700001

Date..... Sign.....



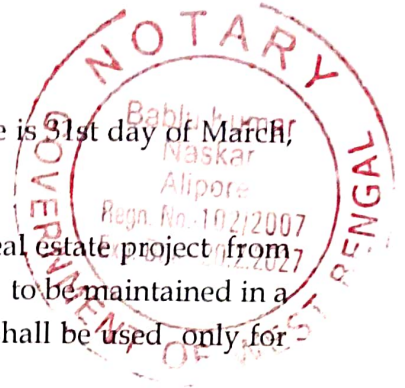
P. BANDYOPADHYAY, Adv.
HIGH COURT, CALCUTTA

13 JAN 2025

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31st day of March, 2025.
4. That 70% (Seventy per cent) of the amount realized by me 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 withdraw 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 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 I shall take all the pending approvals on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any ground.



Aeushik Mondal
DEPONENT

VERIFICATION

I, the Deponent above, do hereby 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 by me at Kolkata on this 15th day of January 2025.

Aeushik Mondal
DEPONENT

**Solemnly Affirmed & Declared
Before me on Identification**
Bmm

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

IDENTIFIED BY ME

Nabakumar Chakrabarty
Advocate
Alipore Police Court
Enr. No. -WR/2037/1999

15 JAN 2025

