

Sl No. 21759 Dated 20/11/25



पश्चिमबङ्ग पश्चिम बङ्गाल
BEFORE THE NOTARY PUBLIC WEST BENGAL
AT BIDHANNAGAR
DIST. - NORTH 24 PARGANAS



AC 141245

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **URBAN BUILDERS [PAN. AAHFU7015L]**,
Developer/Promoter of the proposed project named '**AASHIYANA
APARTMENT**' represented by its Partner **PRIYANKA MAJHI [PAN.
CDMPM7381K]**, **[AADHAAR NO. 214425844158]**

I, **PRIYANKA MAJHI [PAN. CDMPM7381K]**, **[AADHAAR NO.
214425844158]**, daughter of Sambhunath Majhi, by faith - Hindu,
by occupation - Business, by nationality - Indian, residing at
Dashadrone, Majhipara, P.O.- Rajarhat Gopalpur, P.S.- Baguiati,
Kolkata - 700136, District - North 24 Parganas, West Bengal,
Partner of **URBAN BUILDERS**, Developer/Promoter of the proposed
project named '**AASHIYANA APARTMENT**' do hereby solemnly declare,
undertake and state as under:

20 NOV 2025

47172

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

Sl. No. Sold to

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: 03 NOV 2025

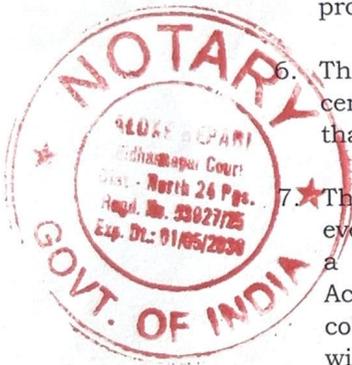
Sign



RECEIVED
BARASAT
JUDGES' COURT

03 NOV 2025

1. That the owners of this land is **REKHA GUPTA** . We **URBAN BUILDERS [PAN- AAHFU7015L]**, as a **Developer/Promoter** with an authenticated copy of the agreement between one of the owners and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by us /promoter is **23.05.2026** .
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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/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 Verification any grounds.



URBAN BUILDERS

Priyanka Majumdar Deponent

Verification *Partners*

The contents of my above Affidavit cum Declaration are true and correct and I solemnly Affirmed & Declare before me on identification & Signed before me that no material has been concealed by me therefrom.
Verified by me at Kolkata on thisday of, 2025

Aloke
ALOK BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist.- North 24 Pgs

20 NOV 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT