



भारतीय गैर न्यायिक
ALOK BEPARI
Advocate & Notary
GOVT. OF INDIA
Regd. No. 53927/24
Ph. No.: 9830887232
Email Id : alokebepari@gmail.com

FORM B
OFFICE OF THE PUBLIC
AT BISHNUPUR
[See rule 3(4)]
DIST.- NORTH 24 PARGANAS
DECLARATION CUM AFFIDAVIT

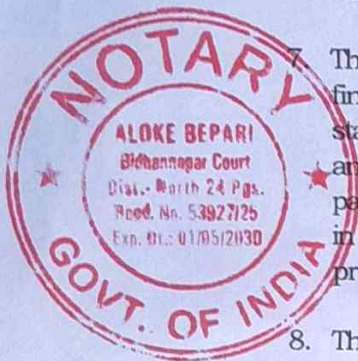
Affidavit cum Declaration of **SUBRATA ROY** [PAN:APEPR3015D],
[AADHAAR NO. 908143167843].

I, **SUBRATA ROY** [PAN:APEPR3015D], [AADHAAR NO. 908143167843], son of Late Amol Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 10, Arjun Park, Post Office-Mukundapur, P.S.- Narendrapur, Kolkata - 700099, District South 24 Parganas, West Bengal, Promoter and Partner of the proposed project '**MADHURIMA GREEN**' duly authorized by the Partners of '**A.K. ENTERPRISE**' [PAN : ACFFA7841L] do hereby solemnly declare, undertake and state as under:

1. That the owners of this land are "**SRI SUBRATA ROY AND SMT. DIPTI ROY**". We, '**A.K. ENTERPRISE**' [PAN : ACFFA7841L] as a **Developer/Promoter** 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.
3. That the time period within which the project shall be completed by me /promoter is 21/11/2029

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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



A.K. ENTERPRISE

Subrata Roy

Deponent

Partner

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 thisday of....., 2025

[Signature]
ALOKE BEPARI
 ★ NOTARY ★
 GOVT. OF INDIA
 Regd. No. 53927/25
 Bidhannagar Court
 Dist.- North 24 Pgs.

[Signature]
ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT

05 MAY 2025