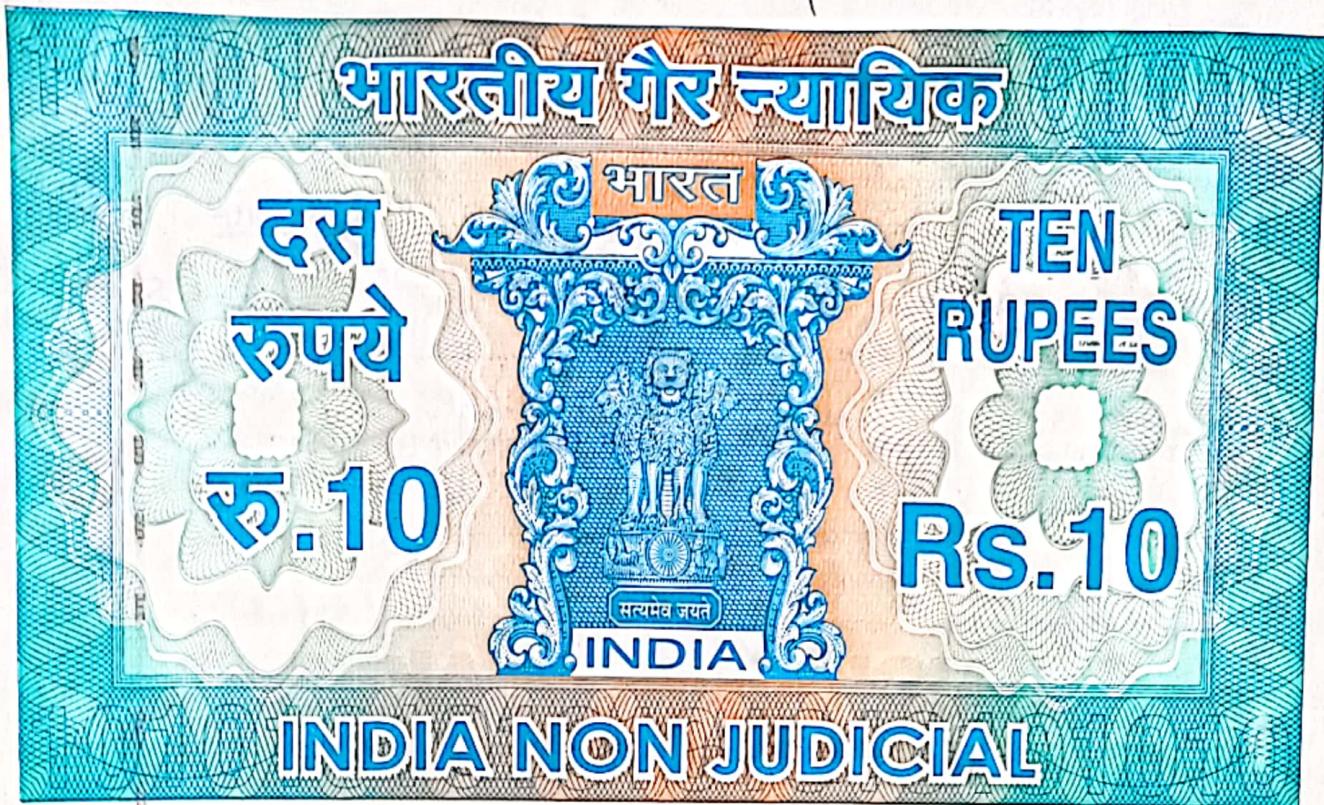




पश्चिम बंगाल WEST BENGAL

14AC 208906



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROPOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of SRI AJOY KUMAR ROY, promoter of the proposed "S S APARTMENT" project.

I, SRI AJOY KUMAR ROY son of Late Krishna Kumar Roy, residing at 128, Garfa Main Road, P.O – Haltu, P.S – Garfa, Kolkata - 700078 promoter of the proposed "S S APARTMENT" project hereby solemnly declare, undertake and state as under :

1. That, (1) SMT. ALPANA SAFUI (2) SRI. ABIRLAL SAFUI (3) MS. SUBARNA SAFUI (4) MS. SUMANA SAFUI has a legal title to the land on which the development of the proposed "S S APARTMENT" project is to be carried out

13 JAN 2026

122636

Name..... S. S. Ali, Advocate

Address..... ALIPORE POLICE COURT, KOL-27

Vendor.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sar
Kolkata-700 001

10 OCT 2025



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.
3. That the time period within which the project shall be completed by promoter is 31st December 2027.
4. That seventy per cent of the amounts realized by 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 That the amounts form the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practiced that the withdrawal is in proportion to the percentage of completion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 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 account 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. The promoter has furnished such other documents are have been prescribed 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.

A. R. CONSTRUCTION

[Signature]

Deponent Proprietor

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 materials facts.

Verified on this day of 2026.

A. R. CONSTRUCTION

[Signature]

Proprietor

Solemnly Affirmed & Declared
Before me on Identification

Deponent



K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

13 JAN 2026

