

SL. NO. 67 J2025

06 AUG 2025



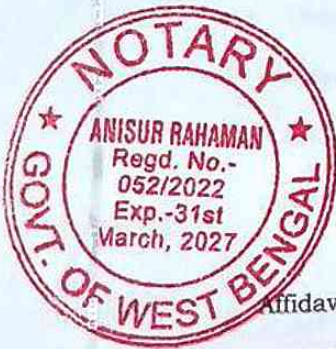
पश्चिम बंगाल WEST BENGAL

12AC 238967

BEFORE THE NOTARY PUBLIC, ALIPORE  
GOVERNMENT OF WEST BENGAL



**BEFORE THE NOTARY PUBLIC AT ALIPORE**  
**AFFIDAVIT-CUM-DECLARATION**



Affidavit cum Declaration of **NIRMAN**, promoter of the proposed project named

**"ASHA APARTMENT"**, represented by its proprietor **MR. RAJU DUTTA**;

I, **MR. RAJU DUTTA**, (PAN NO AFYPD4033R), son of Badal Dutta, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at Gorakshabasi Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District - North

24 Parganas, West Bengal, proprietor of **NIRMAN**, a proprietorship firm having its registered office at 13, Dum Dum Road, P.O. Motijheel, P.S. Dum Dum (old)

Nagarbazar (New), Kolkata - 700074, District - North 24 Parganas, promoter of

the proposed project named **"ASHA APARTMENT"**, do hereby solemnly declare,

undertake and state as under:

06 AUG 2025





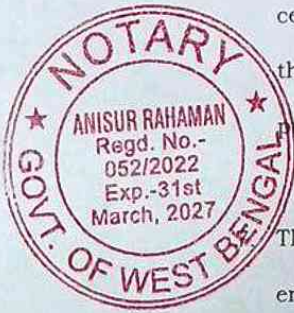


1. I/Promoter have/ Owners, Mr. Bishnu Prasad Ghosh and Mrs. Shabari Ghosh have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

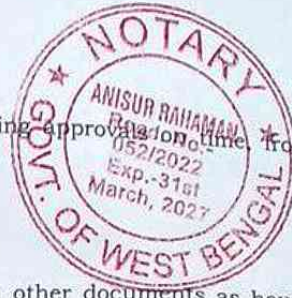
2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31<sup>st</sup> December, 2026.
4. That seventy percent of the amount realised by me / promoter for the real estate project from the allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.
6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of completion of the project.



That I/ promoter 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 account 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 withdrawal has been in compliance with proportion to the percentage of completion of the project.

06 AUG 2025

8. That I/ promoter shall take all the pending approvals 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 any grounds.

**NIRMAN**

*Rain Dutt*

**Proprietor**

**DEPONENT**

**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 6<sup>th</sup> Day of August of 2025.

**NIRMAN**

*Rain Dutt*

**Proprietor**

**DEPONENT**



*Signature Attested  
Identification  
by the Ld. Advocate*

**ANISUR RAHAMAN**  
NOTARY  
South 24 Pgs.  
Regd. No.-052/2022  
Alipore Court  
Govt. of West Bengal  
*06.8.25*

**06 AUG 2025**

**Identified by me**

*Nabaumar Murhopadhyay*

**Advocate**

**Nabaumar Murhopadhyay**  
Advocate  
Alipur Police Court  
Regn. No.: WB/2037/1999