

SL. NO..... 67 J2025

06 AUG 2025

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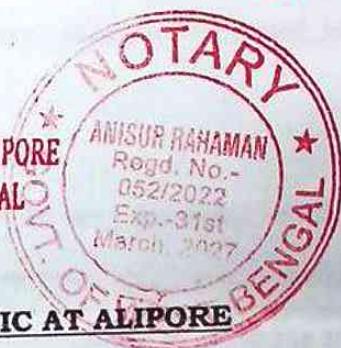
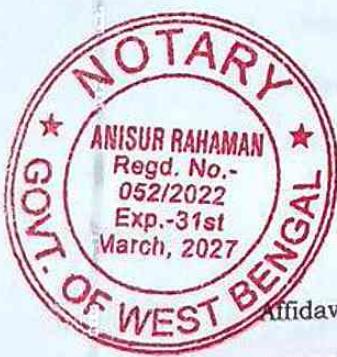
পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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BEFORE THE NOTARY PUBLIC, ALIPORE
GOVERNMENT OF WEST BENGAL

ANISUR RAHAMAN
Regd. No.-
052/2022
Exp.-31st
March, 2027

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:

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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.

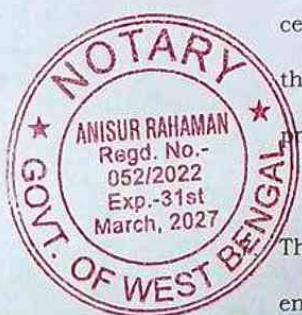
2. That the said land is free from all legal encumbrances.

3. That the time period within which the project shall be completed by me/ promoter is 31st 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 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.



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.

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

Rajib 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 6th Day of August of 2025.

NIRMAN

Rajib Dutt

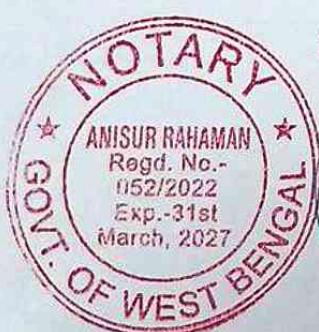
Proprietor

DEPONENT

Identified by me

Advocate

Nabaumar Mukhopadhyay
Advocate
Alipore Police Court
Regn. No : WB/2037/1999



S'gnature Attested
by the Ld. Advocate
ANISUR RAHAMAN
NOTARY
Regd. No. 052/2022
South 24 Pgs.
Alipore Court
Govt. of West Bengal

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