



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See Rule 3 (4)]

89AB 011437

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amarnath Karmakar duly authorized by the promoter of the proposed project "Khushi Tower", vide its/his/their authorization dated 16-Oct-2020.

I Mr. Amarnath Karmakar duly authorized by the promoter of the proposed project "Khushi Tower", do hereby solemnly declare, undertake and state as under:

1. That Tara Gorai has a legal title to the land on which the development of the proposed project is proposed to be carried out

AND

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

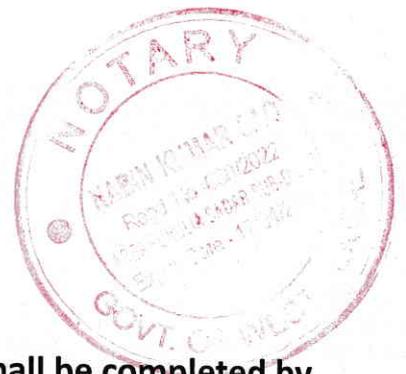
Registered Sl. No. 5447 of 2023
Dated this 6th day of Nov 2023

NABIN KUMAR SAO

NOTARY PUBLIC
Govt. of W.B., Purulia

06 NOV 2023

AFFIDAVIT



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 31.03.2026.
4. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottee's, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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 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 utilised 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 any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has

ASTHA CONSTRUCTION

Ashu Datta Kumar

Partner Deponent

Signature of the deponent is identified by me *Swapan Kumar*

SI. No. 314953

06 NOV 2023



Under the Notary Seal
Solemnly affirmed/Declared
Before me this 06th
By... *Anandnath Karmakar*
S/o, W/o... *Ghribalal Karmakar*
Who is identified by... *S.K. Gogoi (Asst)*
Nabin Kumar Sao
NOTARY PUBLIC
Govt. of West Bengal, Full