

S. No. .... Date .....

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY  
RUPEES

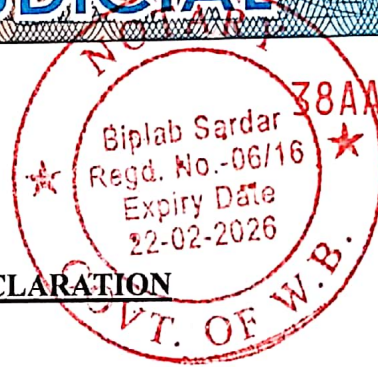
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT ALIPURJOL PURSUA TO  
AT ALIPURJOL POLICE COURT

FORM 'B'

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Mr. Amitava Singha Roy being the authorized signatory of Promoter (ADITRI NIWAS LLP) duly authorized by the Promoter of the proposed Project (ADITRI ASHISH) located at 41, Biplabi Dinesh Majumder Sarani, Kolkata – 700053, vide its/ their authorization dated 05/05/2023.

I, Amitava Singha Roy, duly authorized by the promoter of the proposed Project (ADITRI ASHISH) do hereby solemnly declare, undertake and state as under:

1. (A) LT. COL. DILIP KUMAR MUKERJEE, son of Late Dulal Gopal Mukerjee, by Nationality – Indian, by Faith – Hindu, by Occupation – Retired Defense Official, resident of D-4 Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O. Yerawada, Police Station – Yerawada, Pune – 411006, Maharashtra, (B) SHRI DEBASIS MUKERJEE, son of Late Dulal Mukerjee, by Nationality – Indian, by Faith – Hindu, by Occupation – Retired PSU Official, resident of 6D, Block – E, Jai Shree Green



09 SEP 2025



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20 AUG 2025

VALUE OF N. J. STAMP RS. 20/-

NAME OF PURCHASER

ADDRESS

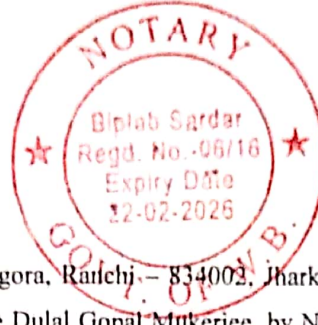
*[Signature]*  
H. K. CHAKRAVARTY

STAMP VENDOR'S OFFICE BLDG.

B. C. LAHIRI  
Advocate  
Alipore Police Court  
Kolkata - 700 027





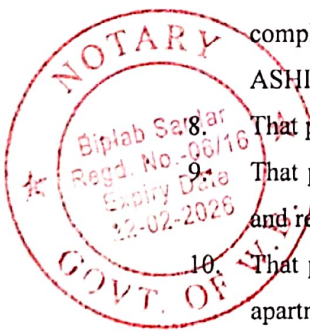


City, Argora, P.O. Doranda, Police Station – Argora, Ranchi – 834002, Jharkhand and  
(C) SHRI DEBJYOTI MUKHERJEE, son of Late Dulal Gopal Mukherjee, by Nationality  
– Indian, by Faith – Hindu, by Occupation – Private Business, resident of P-562, Block –  
N, P.O. – New Alipore, Police Station – New Alipore, Kolkata – 700053, West Bengal,  
being the Land Owners has a legal title to the land on which the development of the  
proposed Project (ADITRI ASHIS) is to be carried out.

**AND**

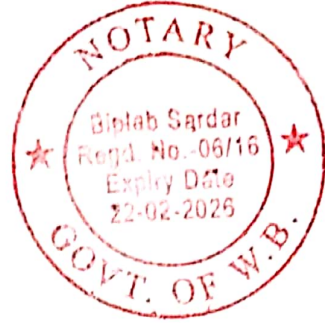
A legally valid authentication of title of such land along with an authenticated copy of the  
agreement between such owner and promoter for development of the real estate Project  
(ADITRI ASHIS) is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the Project (ADITRI ASHIS) shall be completed by  
promoter is 31/12/2027.
4. That seventy per cent of the amounts realized by promoter for the real estate Project  
(ADITRI ASHIS) 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 (ADITRI  
ASHIS), shall be withdrawn in proportion to the percentage of completion of the Project  
(ADITRI ASHIS).
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 (ADITRI ASHIS).
7. That 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 (ADITRI ASHIS) have  
been utilized for the Project (ADITRI ASHIS) and the withdrawal has been in  
compliance with the proportion to the percentage of completion of the Project (ADITRI  
ASHIS).
8. That promoter shall take all the pending approvals on time, from competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules  
and regulations made under 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.



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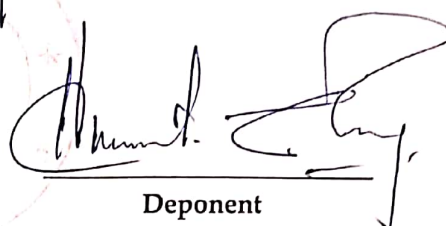




Verification

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 this 9th day of September, 2025.

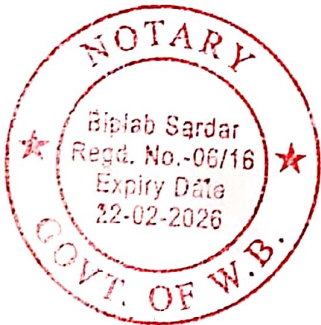
  
Deponent

Solemnly Affirmed & Declared  
before me on Identification  
  
BIPLAB SARDAR  
NOTARY  
Regd. No. 06/2016  
Govt. of West Bengal

Identified by me

  
Advocate

@ Babakumar Mukherjee  
Advocate  
Alipore Police Court  
Enr No-WB/2037/1980



09 SEP 2025