



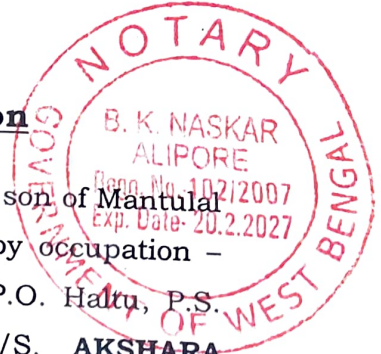
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

95AB 229517

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

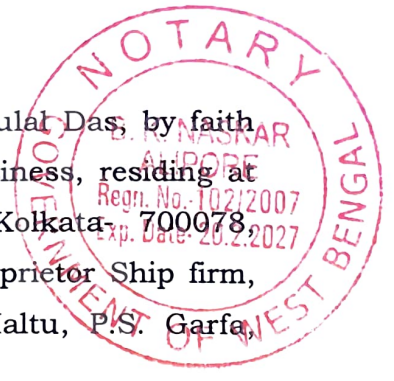
Affidavit cum Declaration

Affidavit cum Declaration of **SUBHASISH DAS**, son of Mantulal Das, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 30,Kalitala Link Road, P.O. Haltu, P.S. Garfa, Kolkata- 700078, Proprietor of M/S. **AKSHARA CONSTRUCTION**, Proprietor Ship firm, having its office at 30,Kalitala Link Road, P.O. Haltu, P.S. Garfa, Kolkata- 700078 of the proposed project named "**AKSHARA MANSION**" situated at 3931, Nayabad, K.M.C Ward No. 109, P.S. Panchasayar, Kolkata - 700099, West Bengal, India



07 NOV 2024

SUBHASISH DAS (PAN AFQPD6374K), son of Mantulal Das, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 30,Kalitala Link Road, P.O. Haltu, P.S. Garfa, Kolkata- 700078, Proprietor of M/S. **AKSHARA CONSTRUCTION**, Proprietor Ship firm, having its office at 30,Kalitala Link Road, P.O. Haltu, P.S. Garfa, Kolkata- 700078, West Bengal, India ,Proprietor.



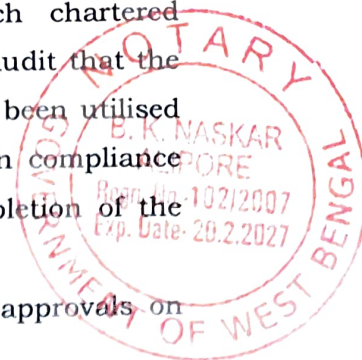
Affidavit cum Declaration of **SUBHASISH DAS**, proprietor of M/S. **AKSHARA CONSTRUCTION**, a proprietorship firm do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is propose danda 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 me/promoter is 30.11.2025. (30thNovember 2025).
4. That seventy per cent of the amounts 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.
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.

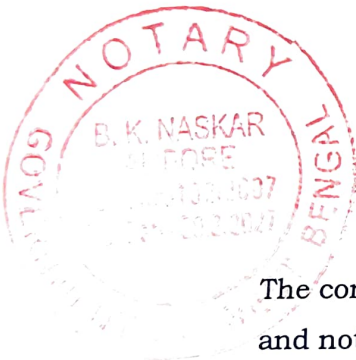


M/S. AKSHARA CONSTRUCTION

Subhanish Das

Proprietor

Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of _____

M/S. AKSHARA CONSTRUCTION

Subhanish Das

Proprietor

Deponent

**Solemnly Affirmed & Declared
Before me on Identification**

B. K. NASKAR

**B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal**

Identified by me

[Signature]
Advocate

07 NOV 2024