

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL 09AC 273533

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Shri Subhendu Chakraborti, Proprietor of M/s. ASTHA, promoter of the proposed project **HIRANMOY ABASAN** at Premises No. 10/1, Behari Mondal Road, under Ward No. 106 of Borough – XII of KMC, PS – Garfa, PO – Haltu, Kolkata – 700078, WB, India

I, Subhendu Chakraborti, Proprietor of M/s. ASTHA, promoter of the proposed project **HIRANMOY ABASAN** at Premises No. 10/1, Behari Mondal Road, under Ward No. 106 of Borough – XII of KMC, PS – Garfa, PO – Haltu, Kolkata – 700078, WB, India, do hereby solemnly declare, undertake and state as under:

1. That My Firm, M/s. ASTHA has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely Kumkum Safui, Papia Das, Shyamaly Safui, Lekha Safui, Tandra Safui, Arkajit Safui and Ashmita Safui, being Deed No. 160303107 of 2023, registered at the Office of the DSR – III, South 24 Parganas
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 31-12-2028

20 JUN 2025

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd. No: 2700/04
C.M.M's Court
1 & 3 Bankshall Street
Kolkata-700001

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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

✓ Subhendu Chakraborty.
Deponent

Verification

I, Subhendu Chakraborty Son of Sudhir Ranjan Chakraborty Resident of 6/19B, Sahid Nagar, Kolkata – 700078, do solemnly affirm that 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 20th day of June, 2025

Identified by me
Manayan Ch. Saha
Advocate
C.M. Court, Kolkata-1
Enrollment No. WB/305/1989

KAMAL KUMAR PAUL,
NOTARY GOVT OF INDIA
Regd. No. 2700/04
C.M.M's Court
2 & 2 Bankshall Street
Kolkata-700001

✓ Subhendu Chakraborty.
Deponent

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

KAMAL KUMAR PAUL, NOTARY
Govt of India Regd. No. 2700/04

20 JUN 2025