

[See rule 3(4)]

पश्चिम बंगाल, पश्चिम बंगाल WEST BENGAL  
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 Sri Kartick Mondal, Partner of M/s. Ashima Construction, promoter of the proposed project **RADHIKA RESIDENCY** at RS and LR Dag No. 832, LR Khatian No. 1044, 1045, 146, 1047, 1030 and 1031, under Ward No. 28 of Bidhannagar Municipal Corporation, Mouja – Thakdari, JL No – 19, PS – Bidhannagar presently Electronics Complex, Dist – North 24 Parganas, PIN – 700102, WB, India

I, Kartick Mondal, Partner of M/s. Ashima Construction, promoter of the proposed project **RADHIKA RESIDENCY** at RS and LR Dag No. 832, LR Khatian No. 1044, 1045, 146, 1047, 1030 and 1031, under Ward No. 28 of Bidhannagar Municipal Corporation, Mouja – Thakdari, JL No – 19, PS – Bidhannagar presently Electronics Complex, Dist – North 24 Parganas, PIN – 700102, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. ASHIMA CONSTRUCTION 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 Tarubala Naskar, Dipankar Naskar, Bhaskar Naskar, Bithika Naskar AND Kartick Mondal, Ashima Mondal, being Deed No's. 150403074 of 2024 and 150400109 of 2025, respectively, both being registered at the Office of the ADSR - Bidhannagar
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 ~~18-06-2028~~ 18-06-2028 (Project Completion Date)

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M's. Court  
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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

  
Deponent

Verification

I, Kartick Mondal Son of Ananta Mondal Resident of Premises No – Kh 866, 1st Lane, Mahishgote, Kolkata – 700102, 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 22nd day of October, 2025

Identified by  
  
Himadri Chakraborty  
Advocate  
CJM Court, Calcutta  
Enrolment No. WB/154-A/1996

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SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

  
REKHA TEWARI  
NOTARY

22 OCT 2025