

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

53AB 555040

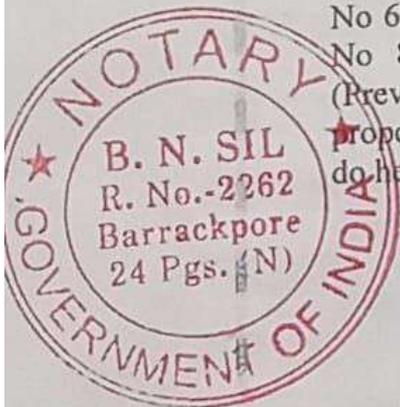
23 SEP 2025

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. MAFIJUL ISLAM as partner of M/s Astha Developer promoter of the proposed project "KALPANA ABASAN" promoter of the proposed project / duly authorized by the other co-owners of the proposed project:

I, Mr. MAFIJUL ISLAM, son of Abdul Khalek aged 33 y having its principle place of Business at 142/21 Chowdhury Para, Rahara, North 24 Parganas, P.S- Khardah, Pin- 700118 and Residing at Ishwaripur, P.O- Surjopur, P.S- Rahara (Previously Khardah), District North 24 Parganas, Kolkata -700121 promoter of the proposed project / duly authorized by the promoter of the proposed project "KALPANA ABASAN" G+4 Storied Residential Building situated At Mouza-Bandipur, J.L No 17, LR Khatian No 6273,6272,1906, L.R. Dag No 1567 & 1570 at Nilganj Road, Holding No 82/14, Ward No 07, Under Khardah Municipality, P.S. Rahara (Previously Khardah), North 24 Parganas -700114 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



23 SEP 2025

1. That I / promoter have / has a legal title to the land on which the development of the proposed project 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 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 31st December 2028 (Project Completion Date).
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the 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.

ASTHA DEVELOPER
Mohini Dhanu
 Deponent Partner

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 Rahara on this 23th day of September 2025

ASTHA DEVELOPER
Mohini Dhanu
 Deponent Partner



ATTESTED

BHOLANATH SIL
 NOTARY-2262
 GOVT. OF INDIA

3 SEP 2025