

SL. NO.

13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

02AC 323737

FORM 'B'
[See rule 3(2)]

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 Subhash Agarwal, (PAN: AFDPA4334D) son of Late Maman Chand Agarwal, age about 60 years, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at C/O : Subhash Agarwal, Emami City, Block-C2, 12th Floor, Flat No- 1204, 2 Jessore Road, P.O. & P.S.- Dumdum, Kolkata - 700028, Dist- North 24 Parganas, Partner of the promoter (**M/S. ASTHA REALTY**) for the proposed project, "**Agarpara Complex**" situated at Holding No.- 254/A, North Station Road, Ward No. 08 under Panihati Municipality, P.O.- Agarpara, P.S.- Khardha, Pin Code- 700109, Dist- North 24 PGS., duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **04/01/2025**;

I, Subhash Agarwal, Partner of the (promoter) **M/S. ASTHA REALTY** having PAN- ACEFA0540A & registered office at Holding No.- 96, North Station Road, Ward No. 08 under Panihati Municipality, P.O.- Agarpara, P.S.- Khardha, Pin Code- 700109, Dist- North 24 PGS of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

For ASTHA REALTY

Partner

04 JAN 2025

1. **(a) Subhash Agarwal**, (PAN: AFDPA4334D) son of Late Maman Chand Agarwal, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at C/O : Subhash Agarwal, Emami City, Block-C2, 12th Floor, Flat No- 1204, 2 Jessore Road, P.O & P.S. Dumdum, Kolkata – 700028, Dist- North 24 Parganas, **(b) Smt. Mira Banerjee**, (PAN- BOLPB1591K), wife of Late Gangadhar Banerjee, by Faith- Hindu, by Nationality Indian, by Occupation- Housewife, **(c) Sri Amit Banerjee** (PAN: AWTPB8520F), son of Late Gangadhar Banerjee, by Faith- Hindu, by Nationality Indian, by Occupation- Business, **(d) Sri Rajib Banerjee alias Bandyopadhyay** (PAN: BHOPB7340C) son of Late Gangadhar Banerjee, by Faith- Hindu, by Nationality Indian, by Occupation- Self Employed, **(b – d)** are residing at Agarpara North Station Road, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700109 and **(e) Smt. Bulbuli Banerjee alias Banerjee Chakraborty** (PAN: ADPPB5360G) wife of Raghabendra Chakraborty by Occupation- Service, residing at Susanti Apartment, S.M. Bose Road, 5 No. Railway Gate, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700109, has a legal title to the land on which the development of the proposed project is to be carried out

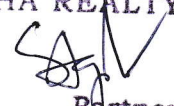
AND

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 us/promoter is 31/12/2028.
4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.
9. That, we / promoter have / has furnished such other documents as have been

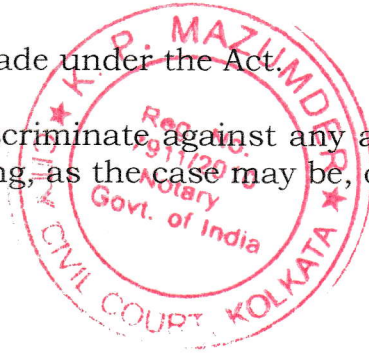
04 JAN 2025

For ASTHA REALTY


Partner

prescribed by the rules and regulations made under the Act.

10. That, we / 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.



For ASTHA REALTY

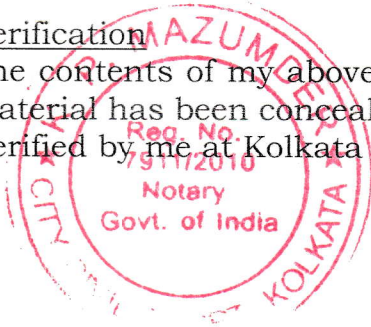

Partner

Deponent


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 4th day of January, 2025



For ASTHA REALTY


Partner

Deponent

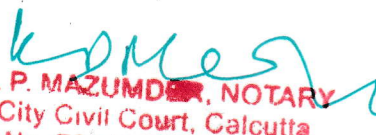
04 JAN 2025

IDENTIFIED BY ME

S. Das

ADVOCATE

Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No 7911/2010 Govt. of India