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NOTARY GOVT. OF INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 02AC 029283

Affidavit cum Declaration

Affidavit cum Declaration of **WE, AMIT KUMAR JHA** ,(PAN-AFNPJ5047A), son of late Rajendra Kumar Jha , by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 253A, Bama Charan Roy Road, , P.O.- Behala, P.S- Behala , Kolkata- 700034, and **BIRENDRA SINGH** (PAN-BJVPS1493N), son of late Shrinath Singh, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 66/2,Sisir Bagan Road , P.O-Behala , P.S- -Behala , Kolkata- 700034, District South 24 Parganas promoter ,being the partners of partnership firm of **A.B. CONSTRUCTION** promoter/ developer, having office at 253A,Bama Charan Roy Road, P.O--Behala , P.S- -Behala, Kolkata-700034, District South 24 Parganas. of the proposed project named **"SHYVALAYA"** Situated at 15 Bama Charan Roy Road, P.S- Behala

SHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO.- 13801

01 FEB 2025

P.O.-Behala, Pin -700034, Dist_-South 24 Parganas, Mouza -Muradpur, J.L. no. 19, Ward no. 121 within Kolkata Municipal Corporation, West Bengal, India.

WE, **AMIT KUMAR JHA** ,(PAN-AFNPJ5047A), son of late Rajenndra Kumar Jha , by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 253A, Bama Charan Roy Road, , P.O.- Behala, P.S- Behala , Kolkata- 700034, and **BIRENDRA SINGH** (PAN-BJVPS1493N), son of late Shrinath Singh, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 66/2,Sisir Bagan Road , P.O-Behala , P.S- -Behala , Kolkata- 700034, District South 24 Parganas promoter ,being the partners of partnership firm of **A.B. CONSTRUCTION** promoter/ developer, promoter

Affidavit cum Declaration of **AMIT KUMAR JHA** and **BIRENDRA SINGH** (being the partner of partnership firm **A.B. CONSTRUCTION** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Subrata Chowdhury, Sima Dutta, Amar Krishna Dey, Angana De and Ananya Dey are the land owner, has a legal title to the land on which the development of the proposed project is to be carried out.
2. 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.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is **22.10.2029.**
5. 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.
6. 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.

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 236/2005
REGN NO.- 13801
High Court Calcutta

01 FEB 2025

A. B. Construction

Partner Partner

7. 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.

8. 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.

9. That I / promoter shall take all the pending approvals on time, from the competent authorities.

10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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

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 on this day of

Solemnly Affirmed and Declared
afore me on Identification
CHITTARANJAN GHOSH
Regn. No. 13801/31.12.18

Deponent

Notary

Identified by me
Vinit Sharma
Advocate

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 236/2005
REGN NO. - 13801
High Court Calcutta

01 FEB 2025

A. B. Construction

Partner

Partner