

S.L. No

20/25

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

30AA 989793

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. Laxman Jaiswal, (PAN: ACSPJ6338E) son of Late Basdeo Jaiswal, age about 58 years, by Faith- Hindu, by Occupation Business, by Nationality Indian, residing at 31, Indra Biswas Road, P.O. Belgachia, P.S. Tala, District- North 24 Parganas, Kolkata - 700037, Manging Director of the promoter. (M/S. ASCON INFRASTRUCTURE (INDIA) LIMITED) for the proposed project "ASCON IRIKA" situated at Mouza- Hatiara, J.L. No. 14, Ward No. 19 under Bidhannagar Municipal Corporation, P.O. Hatiara, P.S- New Town, District- North 24 Parganas, PIN- 700157, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/08/2025,

Debraj Bhattacharya
Notary, Govt. of W.B.
Regd. No. 063/2022
Bankshall Court, Calcutta

25 AUG 2025

I, Laxman Jaiswal, Managing Director of the (promoter) **M/S. ASCON INFRASTRUCTURE (INDIA) LIMITED** having CIN: U72100WB2009PLC134442, PAN: AAHCA7166K and registered office at BA 165 Salt Lake sector 1, P.O. Bidhannagar, P.S. Bidhannagar, District- North 24 Parganas, PIN - 700064, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. (a) **SALIM MAKKAR**, (PAN: AEOPM4916K), (2) **ABUBACKER MAKKAR**, (PAN: AJYPA7335B), (3) **SM. RABIA MAKKAR**, (PAN: AFCPM0424P), Sl. Nos. 1 and 2 sons and No. 3 widow of Late Karukunnath Abubacker Makkar, (4) **SM. SHAHANAS SALEEM**, (PAN: ASHPS9508A), wife of Salim Makkar, (5) **SM. NAJMA YUSUF**, (PAN: ABJPY8431F), daughter of Late Karukunnath Abubacker Makkar, Nos. 1 to 5 all by Faith Muslim, all by Nationality – Indian, all by Occupation Landholder and all resident of 25B, Royd Street, P.S. – Park Street, Kolkata- 700016 and (6) **M/S. SOUND OF ARTS INTERNATIONAL** having its place of business at Flat No. 9, 2nd Floor, Commerce House, 2, Ganesh Chandra Avenue, Kolkata- 700013, 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 23/06/2030.
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

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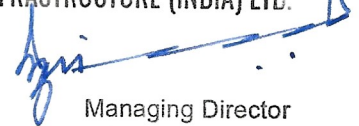
in compliance with the proportion to the percentage of completion of the project.

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 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.

ASCONINFRASTRUCTURE (INDIA) LTD.

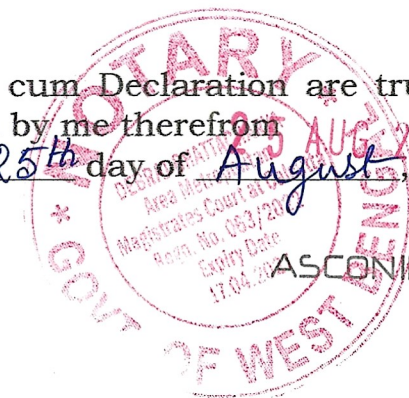
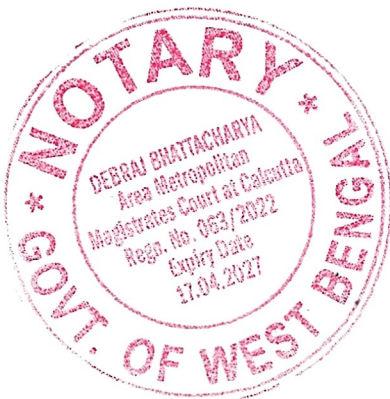

Managing Director

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 25th day of August, 2025



ASCONINFRASTRUCTURE (INDIA) LTD.


Managing Director

Managing Director

Signature/s of the Executant/s
are Attested on the Identification
of the Advocate



Notary

Deponent


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