

SL. NO. 14



पश्चिम बंगाल WEST BENGAL

02AC 323711

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

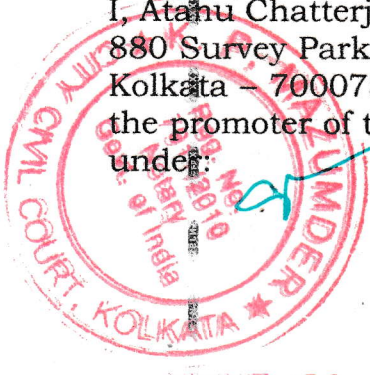


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Atanu Chatterjee, (PAN: AHOPD6541L) son of Late Dipankar Deogharia, age about 46 years, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at Narayani Apartment 4th Floor, 809, Madurdah, P.O.- EKTP, P.S. Anandapur, Kolkata - 700107, Dist- South 24 PGS, Proprietor of the promoter (**M/S. ARYAN**) for the proposed project "**Aryan E Villas**" situated at Vill. & Mouza- Langalberia, J.L. No. 88, Langalberia Gram Panchayat, P.O.- Dakshin Gobindapur, P.S.- Sonarpur, Pin Code- 700145, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/03/2025;

I, Atanu Chatterjee, Proprietor of (promoter) **M/S. ARYAN** having registered office at 880 Survey Park, Mailing to C/47, Survey Park, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, Dist- South 24 PGS of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



21 MAR 2025

ARYAN
Atanu Chatterjee
Proprietor

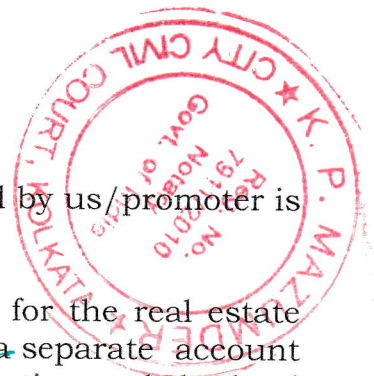
1. (a) **ARYAN TECHNOCON PVT LTD.** (PAN: - AAOCA1217G), a Private Limited Company having CIN No. U45400WB2016PTC209484 having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, represented by its Director namely **Mr. Bimal Roy**, (PAN: AFWPR5965E) son of Late Gopal Chandra Roy, by faith - Hindu, by Occupation - Business, residing at 22, Green Avenue, P.S. Survey Park, P.O. Santoshpur, District - South 24 Parganas, Kolkata, West Bengal, India, Pin - 700075 (b) **Mr. Ashim Ghosh Alias Ashim Kumar Ghosh** (PAN: BCEPG4308Q) son of Late Anil Kumar Ghosh, by faith - Hindu, by Occupation - Business, residing at Village Langalberia, Post Office: Dakshin Gobindapur, Police Station: Sonarpur, District - South 24 Parganas, Kolkata, West Bengal, Pin Code - 700145, (c) **Mrs. Atashi Mazumdar**, (PAN- CACPM3962K), wife of Biswajit Mazumdar, by Faith Hindu, by Occupation Housewife, by Nationality- Indian, residing at Flat No. 2B, 2nd Floor, Aryan Astar, 389, Madurdaha, (d) **Mrs. Saurabhi Mukherjee**, (PAN-BNBPM6456R), wife of Mr. Atanu Chatterjee by Occupation- Service, by Faith-Hindu, Nationality- Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700107, District- South 24 Parganas, (e) **Mrs. Julie Sarkar**, (PAN- BWJPS3059K), daughter of Late Dinesh Majumder, by Faith Hindu, by Nationality Indian, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata 700075, (f) **Mr. Parimal Sarkar** (PAN BQDPS4344D), son of Sri Nirmal Sarkar, by faith Hindu, by occupation Business, nationality Indian, residing at 6/A, 119, Mukundapur, Post Office Mukundapur, Police Station- Purba Jadavpur, Kolkata 700099, (g) **Mrs. Shikha Roy**, (PAN- BHAPR2321B), daughter of G.G. Saha, by Faith Hindu, by Nationality Indian, residing at 36, Middle Road, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata 700075, (h) **Mr. Goutam Modak**, (PAN-AFEP3628M), son of Late Makhn Lal Modak, by Occupation - Business, by faith- Hindu, by Nationality- Indian, residing at 1/C, Ganguly Bagan East Road, Kolkata - 700084, (i) **Mr. Banibrata Maiti Alias Banibrata Maity** (PAN- AQDPM1938J), son of Madan Chandra Maiti, by Occupation - Service, and (j) **Smt. Sunanda Bari Maity** (PAN- BATPB1335F), Occupation - Housewife, both by Faith Hindu, by Nationality Indian, both are residing 160, Nayabad, Nabodit 1st Lane, Flat No. 3B, P.S. Panchasayar, Kolkata- 700099, (k) **Mr. Sougata Banerjee** (PAN- ACVPB2050J) son of Late Swarna Kamal Banerjee, by Occupation - Advocate, by Faith Hindu, by Nationality Indian, residing at KSHITI-SOUDH, Ashutosh Mukherjee Road, Near Children Park, Colleague Para, ward no. 17, P.O. & P.S.- Siliguri, Pin code- 734001, (l) **Mr. Sailendra Kishore Bhattacharya** (PAN- AEBPB7303N), son of Hitendra Kishore Bhattacharya, (m) **Mrs. Arpita Bhattacharya** (PAN- ADKPB5211D), wife of Mr. Sailendra Kishore Bhattacharya, both by Occupation - Service, by Faith Hindu, by Nationality Indian, residing at Baishali Apartment, 18/2, Kalikapur, P.O.- Mukundapur, P.S.- Purba Jadavpur, Kolkata- 700099, District- South 24 Parganas and (n) **Mr. Kingshuk Majumder** (PAN- AOIPM2371Q) son of Late Himadri Sankar Majumder, by Occupation - Service, by Faith Hindu, by Nationality Indian, residing at 53/1, Purbachal Main Road, P.O.- Haltu, P.S.- Garfa, Kolkata- 700078, District- South 24 Parganas, 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.

ARYAN
Aryan Chatterjee
Proprietor

21 MAR 2025



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 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.



ARYAN
Aryan Chatterjee
Proprietor
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 21st day of March, 2025

Solemnly Affirmed & Declared
Before me on Identification

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

ARYAN
Aryan Chatterjee
Proprietor
Deponent

IDENTIFIED BY ME
S. Das
ADVOCATE

21 MAR 2025