



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 890445

BEFORE THE NOTARY PUBLIC AT ALIPORE POLICE COURT

FORM - B



Affidavit cum Declaration

Affidavit cum Declaration of Sri. Balaram Das son of Late Amulya Chandra Das, by faith - Hindu, by occupation - Business, residing at C/9, Rabindra Pally, Kolkata - 700 086, Proprietor of M/s. ASHIRBAD CONSTRUCTION, a Proprietorship firm, having its office at C/45/2, Rabindra Pally, Kolkata - 700 086 and also Constituted attorney of Sri. Uttam Kumar Manna son of late Krishna Chandra manna, by faith - Hindu, by occupation - Business, residing at Brahmapur, Mali Para, Kolkata - 700 096.

I, Developer of the proposed construction, vide sanctioned B P No. 2024110009, dated 15.04.2024 do hereby solemnly declare, undertake and state as under:

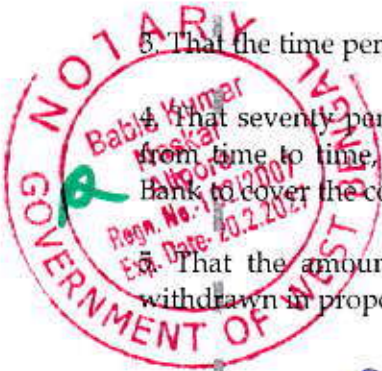
1. That owner as mentioned in the Development Agreement have a legal title to the land on which the development of the proposed construction is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and developer for development of the proposed construction is enclosed herewith.

2. That the said land is free from all encumbrances save and except there is a project loan.

3. That the time period within which the construction shall be completed by December, 2025.

4. That seventy percent of the amounts realized by me for the construction 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the construction.



Balaram Das

04 FEB 2025

BALARAM DAS sole proprietor of M/s ASHIRBAD CONSTRUCTION and also constituted attorney of Uttam Manna alias Uttam Kumar Manna

10626

09 JAN 2025

No.....Rs **10/-** - Date.....

Name: **S. R. Das**

Advocate

Address: Alipore Police Court, Kol-27

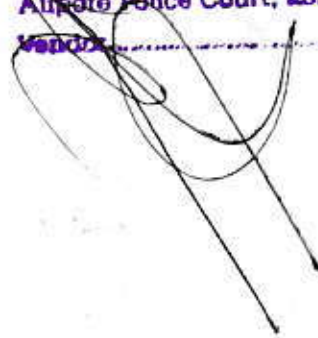
Alipore Collectorate, 24 Pgs. (S)

S' BHANKAR DAS

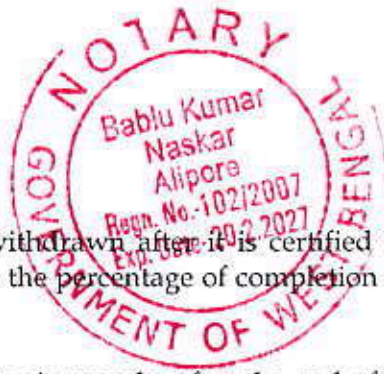
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6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer in practice that the withdrawal is in proportion to the percentage of completion of the construction.
7. That the developer shall get the accounts 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 construction have been utilized for the construction and the withdrawal has been in compliance with the proportion to the percentage of completion of the construction.
8. That developer shall take all the pending approvals on time, from the competent authorities.
9. That developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That developer 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.

Balaram Das

— BALARAM DAS sole proprietor of
M/s ASHIRBAD CONSTRUCTION
and also constituted attorney of
Uttam Manna alias Uttam Kumar Manna

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 14th day
of February, 2025.

Balaram Das

— BALARAM DAS sole proprietor of
M/s ASHIRBAD CONSTRUCTION
and also constituted attorney of
Uttam Manna alias Uttam Kumar Manna



Solemnly Affirmed & Declared
Before me on Identification

B.K. Naskar

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No. 102 / 2007
Govt. of West Bengal

Identified by me

[Signature]
Advocate

04 FEB 2025

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