



पश्चिम बंगाल WEST BENGAL

09AC 208380

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.- NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Promoter of the proposed project named "**SHANTI BHAWAN**", developed by **ASTHA CONSTRUCTION [PAN: ACCFA5305Q]**, represented by one of its Partners, **SANJIB KUMAR BISWAS**.

I, **SANJIB KUMAR BISWAS [PAN. AINPB4329E]**, son of Late Nirendra Nath Biswas, residing at NK-75, Teghoria Nishi Kanan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District - North 24 Parganas, West Bengal, promoter and Partner of the proposed project named "**SHANTI BHAWAN**" do hereby solemnly declare, undertake and state as under:

1. That the owners of this land are **Mamata Mondal & Sangeeta Mondal**. I, **SANJIB KUMAR BISWAS [PAN. AINPB4329E]**, Partner of '**ASTHA CONSTRUCTION**' as a **Developer/Promoter** with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

10 JUL 2025

22584
Sl. No. Sold to.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

Address.....

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only
Issue Date: Sign ..

28 JUN 2025



WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BISHNUPUR
DIST. NORTH 24 PARGANAS

FORM 1

(See Rule 31)

DECLARATION OF ADEQUACY

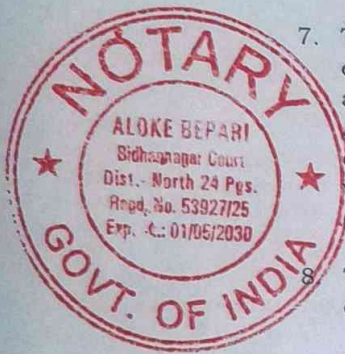
Having been duly sworn to, I hereby declare that the above mentioned property is the property of the person named in the declaration and that the same is not subject to any mortgage, lien or other charge.

I, the undersigned, being a duly qualified and licensed Notary Public, do hereby certify that the above mentioned property is the property of the person named in the declaration and that the same is not subject to any mortgage, lien or other charge.

I, the undersigned, being a duly qualified and licensed Notary Public, do hereby certify that the above mentioned property is the property of the person named in the declaration and that the same is not subject to any mortgage, lien or other charge.

10 JUN 2025

2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by me /promoter is 18.06.2030.
4. That seventy per cent of the amounts realized 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 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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 Verification any grounds.



ASTHA CONSTRUCTION

[Signature]

Partners 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 10th day of July, 2025.

[Signature]
ALOKE BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist. - North 24 Pgs.

10 JUL 2025

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT