



পশ্চিমবঙ্গ বিচার বিভাগ WEST BENGAL



Affidavit cum Declaration



Affidavit cum Declaration of **SHRI ASHOK KUMAR GHOSH**, (PAN-AFWPG7145P), son of late Murari Mohan Ghosh, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 125/4, Santosh Avenue, P.O.- Santoshpur, P.S- Survey Park, Kolkata- 700075, and **MR. RAHUL JAISWAL** (PAN-AEFPJ7849P), son of late Ashit Kumar Jaiswal, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 6/1, Central Park, P.O- Jadavpur, P.S- Jadavpur, Kolkata- 700032, promoter, being the authorized partner of partnership firm of **A.R. ENTERPRISE** promoter/ developer, having office at 6/1, Central Park, P.O- Jadavpur, P.S- Jadavpur, Kolkata- 700032, Kolkata, promoter/ developer of the proposed project named "**VINAYAK GRAND**" situated at 44, Garfa Sitala Mondir Road, P.S- Survey park (previously Purba

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Jadavpur) P.O.-Santoshpur, Pin -700075, Dist. South 24 Parganas,  
Mouza -Garfa , J.L. no. 19, Ward no. 104 within Kolkata Municipal  
Corporation, West Bengal, India,

**WE, SHRI ASHOK KUMAR GHOSH**, (PAN-AFWPG7145P), son of late  
Murari Mohan Ghosh, by faith Hindu, by Nationality -Indian, by  
occupation - Business, residing at 125/4, Santosh Avenue, P.O.-  
Santoshpur, P.S- Survey Park , Kolkata- 700075, and **MR. RAHUL  
JAISWAL** (PAN-AEFPJ7849P), son of late Ashit Kumar Jaiswal, by faith  
Hindu, by Nationality -Indian, by occupation - Business, residing at  
6/1, Central Park , P.O- Jadavpur , P.S- Jadavpur , Kolkata- 700032,  
promoter, being the partners of partnership firm of **A.R. ENTERPRISE**  
promoter/ developer, promoter

Affidavit cum Declaration of **ASHOK KUMAR GHOSH** and **MR. RAHUL JAISWAL** (being  
the proprietor of proprietorship firm **A.R. ENTERPRISE** of the proposed project do  
hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development  
of the project is proposed 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 Binoy Hazra and Debprasad Mazumder are the land owner.
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 **04.05.2027**.
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.
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

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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.



M/S. A. R. ENTERPRISE

Zahid Jaiswal

Partner

M/S. A. R. ENTERPRISE

Ashok kushnir

Partner

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 10th December on this day of

M/S. A. R. ENTERPRISE

Zahid Jaiswal

Partner

M/S. A. R. ENTERPRISE

Ashok kushnir

Partner

Deponent

Identified by me  
Vinit Sharmy  
Advocate

Solemnly affirmed and declared  
before me on Identification

Asis kr. Sen

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ASIS KUMAR SEN  
City Civil Court  
Kolkata  
Reg. No.-13802 / 18

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