



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 133293

**FORM-B**  
[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. Bishwanath Haralalka duly authorized by the promoter of the proposed project vide its authorization dated 31-January-2023:**

I, BISHWANATH HARALALKA, son of Late Basudev Haralalka having PAN ABCPH1758F, having Aadhaar No. 6868 1637 7880 and residing at 118/1A, Ashutosh Mukherjee Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata -700 025, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Alokbarsha Trading Private Limited and others 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 the 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.

**P. K. Datta**  
Notary  
Regn. No.: 1101/96  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

For and on behalf of  
AVIKAM BUILDCON LLP

*Haralalka*  
Authorised Signatory

10 APR 2023

138188

23 MAR 2023

NO..... DATE.....  
SOLD TO..... Avikam Buildcon LLP  
OF..... 215, S. B. Rd.  
RS..... 100/-

JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
GOVT. LICENSED STAMP VENDOR  
L. NO 351RS2016

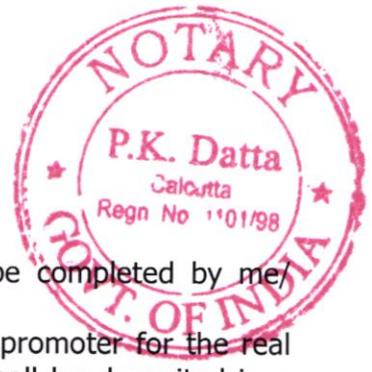
KOL-20

23 MAR 2023

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 30<sup>th</sup> September 2028.
4. That seventy per cent of the amounts realised by the 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

For and on behalf of  
AVIKAM BUILDCON LLP

  
Authorised Signatory

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 \_\_\_\_\_



**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

Signature Attested by me  
Identification of advocate

  
P. K. DATTA  
NOTARY

10 APR 2023

For and on behalf of  
AVIKAM BUILDCON LLP

  
Authorised Signatory

DEPONENT