



WEST BENGAL

35AA 157887

ADARSH DEVELOPERS

Ashim Kumar Saha

Partner

FORM-B

Before the Notary Public, Malda.  
[see rule 3 (4)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of "ADARSH DEVELOPERS" promoter of the proposed project / duly authorized by the promoter of the proposed project "ADARSH APARTMENT" vide its/his/their authorization dated 30/08/2024:

I, ASHIM KUMAR SAHA, aged about 58 years, Son of Late Pannalal Saha, by faith- Hindu, by Occupation- Business, residing at Ramkrishna Pally, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, (W.B), Citizen of India being the authorized signatory on behalf of "Adarsh Apartment" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

PRABIR K. SINHA  
NOTARY PUBLIC, GOVT. OF INDIA  
Regd. No.-13786  
Malda, West Bengal

P.T.O

30 AUG 2024

*Prabir K. Sinha*



No. 1524 207 Rs. Date 27/8/24  
Name Adarsh Developers  
Address Inambari Lane (Kalitula)  
PS. E.B. Dist. Malda

*Debasree Kundu*  
DEBASREE KUNDU  
Stamp Vendor, L. No.-07/20  
A.D.S.R.O. Habibpur, Malda



APPRECIATION CERTIFICATE

Affirm and Declaration of ADARSH DEVELOPERS, promoters of the project, that authorized by the promoters of the project, project "ADARSH DEVELOPERS" has helped their authorization and is hereby...



1. That "ADARSH DEVELOPERS" 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 here with.
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 20.06.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

**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 Malda on this \_\_\_ day of \_\_\_, 2024.

ADARSH DEVELOPERS

/ *Ashim Kumar Saha*

Deponent Partner

*Prabir Kumar Sinha*  
Advocate, Malda.

ADVOCATE  
Malda Bar Association, Malda



*Prabir K. Sinha*  
**PRABIR KR. SINHA**  
NOTARY PUBLIC, GOVT. OF INDIA  
Regd. No. 13786  
Malda, West Bengal

No. 287726



30 AUG 2024