

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

Before the Notary
Govt. of West Bengal
Burdwan District, Durgapur

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

89AB 466973

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kallol Seal, duly authorized by the promoter of the proposed project
"ASHAVARI ESTATE PHASE III", vide his authorization dated 28th December, 2021.

I, Mr. Kallol Seal, duly authorized by the promoter of the proposed project "ASHAVARI ESTATE
PHASE III", do hereby solemnly declare, undertake and state as under:

1. That M/s IABA Housing Private Limited has a legal title to the land on which the development of
the proposed project is to be carried out
2. That the said has no encumbrances whatsoever including any rights, title, interest or name of
any party in or over such land, save and except a Construction Loan from Punjab National Bank.
3. That the time period within which the project shall be completed by me/promoter is
31/03/2028.

4. That seventy percent 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.

Samarendra Nayak, Notary
Durgapur Burdwan, W.B.
Regd. No. 448007

14 MAY 2025

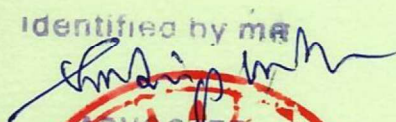
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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.
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 any grounds.

Verification

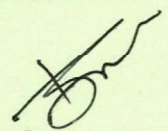
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Durgapur on this 14th Day of May, 20 25.

FOE JABA HOUSING PRIVATE LIMITED

Identified by me

ADVOCATE
SAMARENDRANAYAK
Durgapur


Samarendra Nayak, Notary
Durgapur, W.B.


Deponent