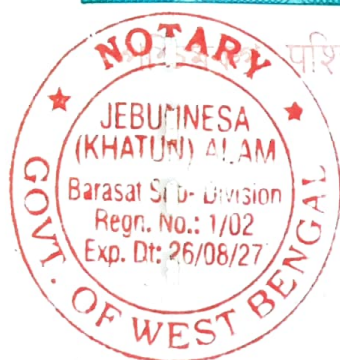
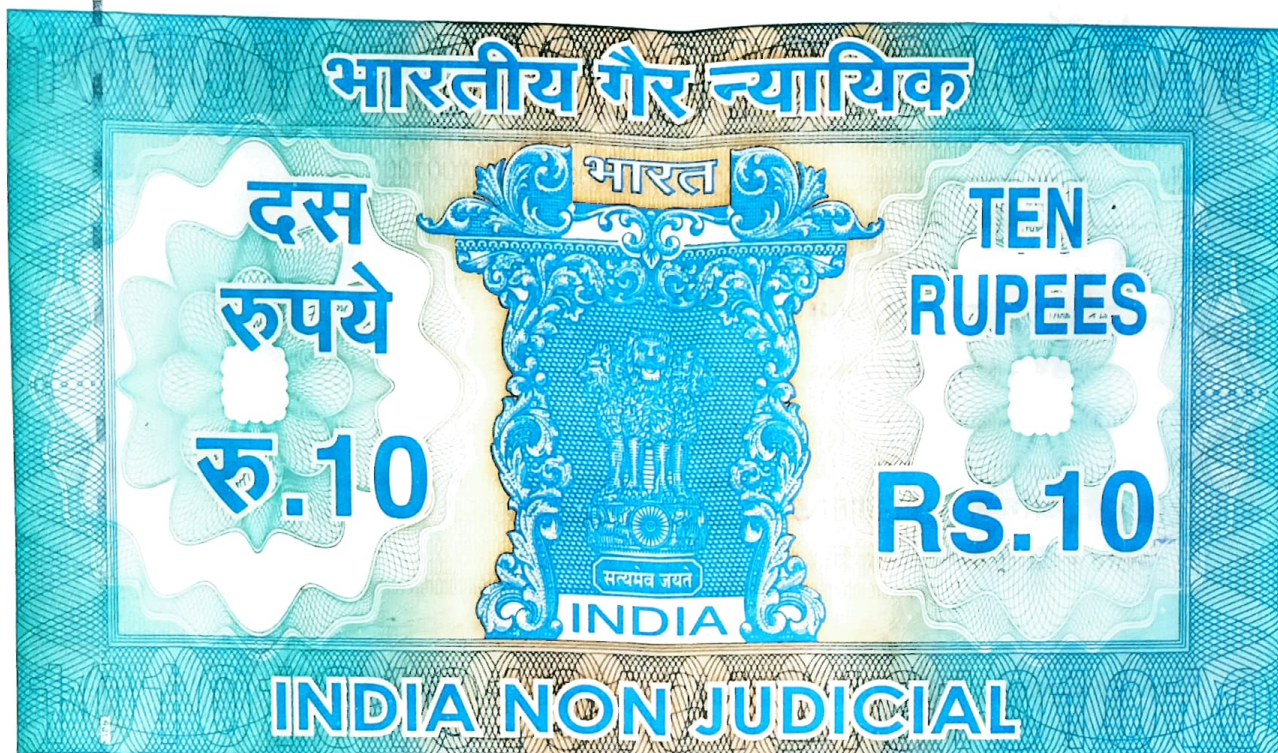




पश्चिम बंगाल WEST BENGAL

98AB 284704

FORM 'B'

[See Rule 3(4)]

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

Affidavit cum Declaration

Affidavit cum Declaration of SAPTAPARNA DAS, W/O ARNAB KUMAR DAS, RESIDING AT 5/12 SAROJINI PALLY, BARASAT, PO & PS- BARASAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700126, DESIGNATION – PARTNER, A.R. INFRASTRUCTURE, promoter of the proposed project-
"AHANA APARTMENT"

I, SAPTAPARNA DAS, W/O ARNAB KUMAR DAS, RESIDING AT 5/12 SAROJINI PALLY, BARASAT, PO & PS- BARASAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700126, DESIGNATION – PARTNER, A.R. INFRASTRUCTURE, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, ANWESHA GHOSH, SHAMPA GHOSH & REKHA MAKHAL have 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 of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

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 31/01/2028.



03 JAN 2025

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16 DEC 2024

ক্রমিক নং..... তারিখ.....

ফ্রেজ.....

গ্রাম.....

মূল্য..... ২৫ টাকা..... ৫০ পয়সা

ভেণ্ডার শ্রী.....

আমডাঙ্গা এ,ডি, এস, আর, অফিস

উদ্ভব ২৪ পরগণা

ক্রয়ের তারিখ.....

খোঁট মূল্য.....

ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

A. R. INFRASTRUCTURE

Promoter & Developer

3A, NDP-I, Sarojini Pally,
Barasat, Kolkata - 700126

দুইটি কপি প্রস্তুত করা হয়েছে
আমডাঙ্গা এ,ডি, এস, আর, অফিস

2024 DEC 16

4. That seventy percent of the amount 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

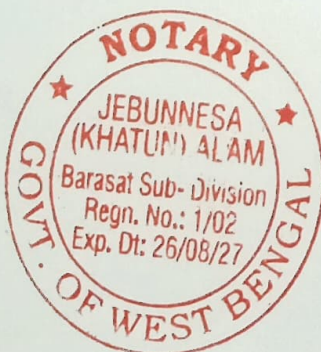
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ Day of _____, 2024.

Alau

Alau

Deponent



Solely affirmed on 3.1.25
by the party being duly identified by
Advocate R. N. Dey
This document contains
pages and is checked by

A. R. INFRASTRUCTURE

Saptaparnada

Partner

Notary: *Alau*

Identified by
Rabintha Nath Dey
Advocate

3.1.25

Alau 03.01.25
Jebunnesa Alam
Notary Public, Barasat
Not. 24 Pgs., REGN No. 1/02

03 JAN 2025