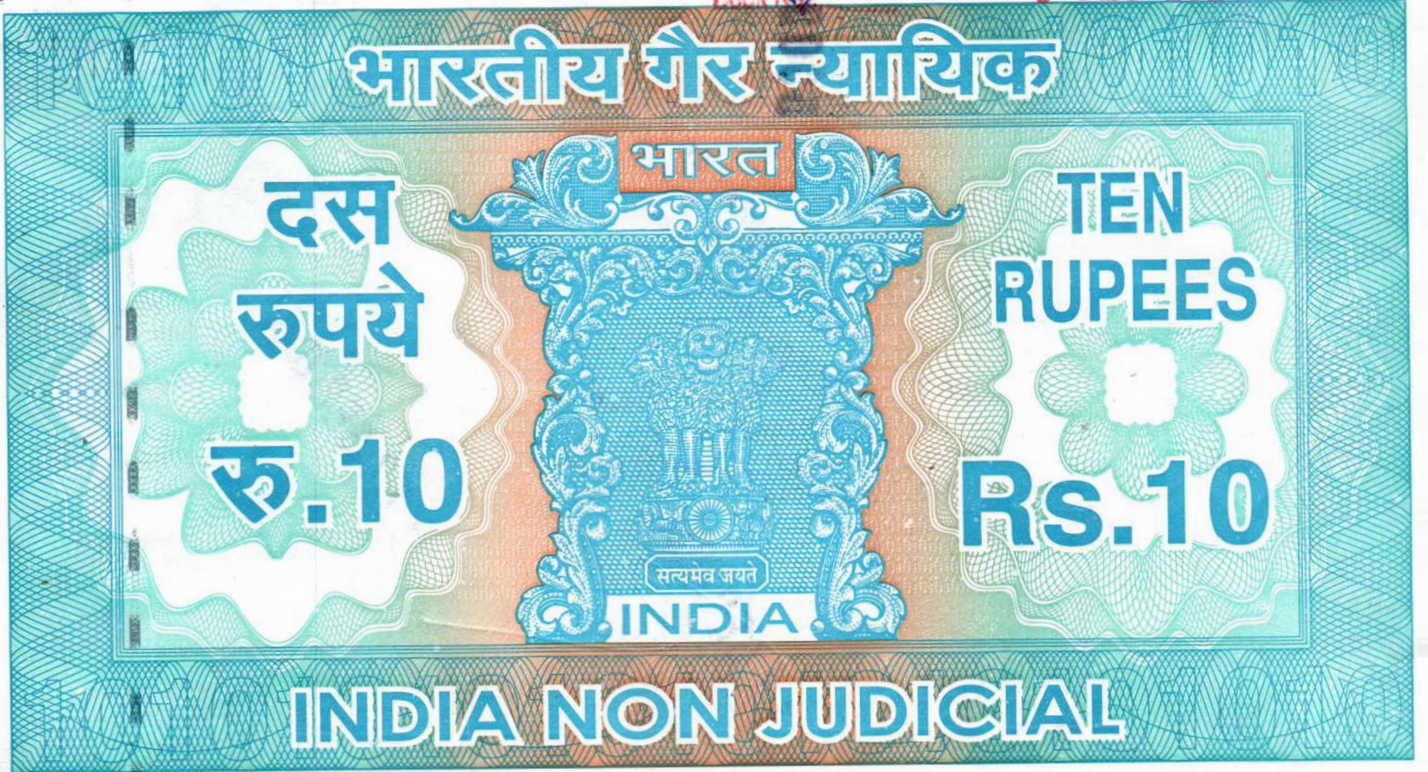


Reg. No. 83/24

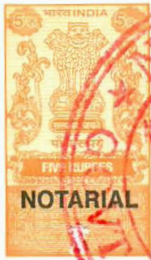
Book No.

09 DEC 2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

96AB 989030



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ashok Saraf being representative for the promoter of the proposed project vide its authorization dated 05/12/2024.

I, Ashok Saraf S/o Late Santosh Kumar Saraf aged 60 years residing at Flat no. 5B, 5th floor 142 Burdwan Road, City P O – Alipore, P S Alipore, District- South 24 Parganas, West Bengal, India Pin 700027 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Emperor Housing Private Limited And others have a legal title to the land on which the development of the project is proposed 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31/12/2034.
4. That seventy per cent of the amounts realized 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.

09 DEC 2024

Ashok Saraf

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NO. _____
SOLD TO.....
OF.....
RS.....
K. C. KARMAKAR
Advocate
High Court, Kolkata
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L-NO. 351RS2016

12 SEP 2024

12 SEP 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Deponent

For, Aarika Construction LLP

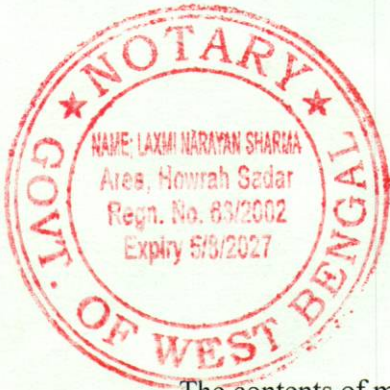
AARIKA CONSTRUCTION LLP

Ashok Saraf

Partner / Designated Partner / Authorised Signatory

Signature of Authorized Signatory

Ashok Saraf



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 Kol on this 9th day of Dec 2024

Ashok Saraf

Deponent

IDENTIFIED BY ME

N. P. Sharma
Advocate

09 DEC 2024

SOLEMENLY AFFIRMED &
DECLARED BEFORE ME ON
IDENTIFICATION OF ADVOCATE

L. N. Sharma
NOTARY, GOVT. OF WEST BENGAL
REG. NO. 63/2002