



अभिषेक पश्चिम बंगाल WEST BENGAL

39AA 063120



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of, **SRI. ASHA MUKUL GHOSH**, son of Sri Kalyan Ghosh, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, residing at 265/13, G L T Road, P.O. & P.S.-Baranagar, District - North 24 Parganas, West Bengal- 700036, being the proprietor of "**M/S AKASH CONSTRUCTION**" and the promoter of the proposed project.

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CHITTARANJAN GHOSH
Advocate cum Notary
E 'WB 235/2005
REGN NO.- 13801
West Bengal, India

03 JUL 2005

74632

NO..... Sold to..... Subhra Kant Roy Chowdhury (Adv.)
Address..... High Court, Cal - 1
Is..... 10 JUN 2025
Date.....

SIPRA DEY
Licence No. 18A
Code: 1070
1 N S. Road, Kolkata-700 001

10 JUN 2025



I, **SRI. ASHA MUKUL GHOSH**, proprietor of "**M/S AKASH CONSTRUCTION**" and the promoter of the proposed project do hereby solemnly declare undertake and state as under:

1. That **CASTINGS AND METAL PRODUCTS PVT. LTD.**, 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 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 the promoters is 31.12.2031.
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

SHITTARANJAN GHOSH

Advocate cum Notary

E NO 1557005

REG NO- 13501

West Bengal

03 JUL 2025

10. That the promoters 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.



AKASH CONSTRUCTION

Ashu Mukul Ghosh

Proprietor

Deponent

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

Verified by me at Kolkata, on this 3rd day of July, 2025.



AKASH CONSTRUCTION

Ashu Mukul Ghosh

Proprietor

Deponent
Identified by me

Subho Kanti Roy Chowdhury
Advocate

Subho Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg. No. WB - 478/2000

CHITTARANJAN GHOSH
Advocate cum Notary
EWS 1380/2000
Reg. No. 1380/1
High Court Calcutta

I hereby Affirmed and Declare
before me on identification
CHITTARANJAN GHOSH
Reg. No. 1380/1/11.12.18
Chittaranjan Ghosh
Notary

3 JUL 2025