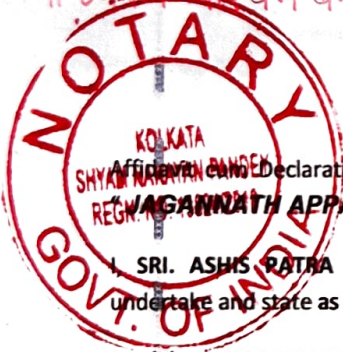




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

99AB 264106



FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit and Declaration of SRI. ASHIS PATRA Developer of the proposed project named "VAGANATH APPARTMENT"



I, SRI. ASHIS PATRA Developer of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) SRI PROFULLA KUMAR DUTTA @ PRAFULLA KUMAR DUTTA (PAN- ACTPD4749G, Aadhaar No. 4119 3071 4980,(2) SRI CHANGHAL DUTTA (PAN - ADNPD7131K, Aadhaar No. 2800 2934 6816, (3) SLIT. SHEELA DUTTA (PAN - ADSPD5823B, Aadhaar No. 6186 5356 5656, (4) SMT. SOMA PYNE (PAN - AFUPP0080L, Aadhaar No. 2333 0835 2529, 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 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 21ST April,2029

Cont.....02 Pages

APS CONSTRUCTION

Ashis Patra

Partner

Partner

Partner

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

APS CONSTRUCTION

Ashis Patra
Partner Partner Partner
Deponent

I, SRI. ASHIS PATRA (PAN - AGNPP4567G), Aadhaar No. 5143 0332 7247, son of Subodh Patra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 13D, Durga Charan Chowdhury Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at 27th Day of September, 2024.

Advocate

Identified by me
Advocate

Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate

SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018

27.09.2024

27 SEP 2024

