

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL
Before the Notary Public
Govt. of India

FORM 'B'

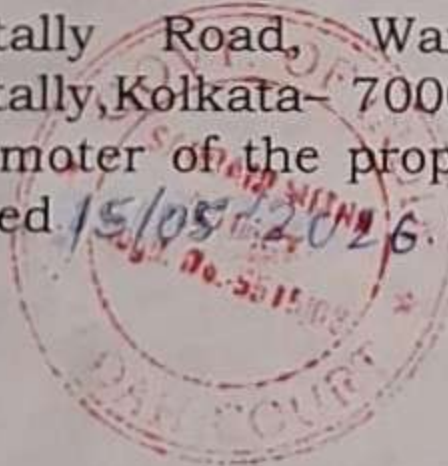
[See rule 3(2)]

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



Affidavit cum Declaration

Affidavit cum Declaration of Sri Ashim Kumar Sinha, (PAN:DDRPS0609J), son of Late Kamalendu Sinha, age about 69 years, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at 10, Dehi Entally Road, P.O. & P.S.- Entally, Kolkata- 700014, District- Kolkata, Partner of the promoter (M/S. A.A. GROUP) for the proposed project "ANNAPURNA APARTMENT" situated at Premises No. 10, Dehi Entally Road, Ward No. 055 under KMC, P.O. & P.S.- Entally, Kolkata- 700014, District- Kolkata, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/05/2026.



15 MAY 2026

A. A. GROUP

Akshil
Partner

I, Ashim Kumar Sinha Partner of (promoter) **M/S. A.A. GROUP**, a Partnership Firm, having PAN No. ACJFA5055A and its registered office at Premises No. 10, Dehi Entally Road, Ward No. 055 under KMC, P.O. & P.S.- Entally, Kolkata- 700014, District- Kolkata, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



1. (a) **Smt. Anupa Sinha** (PAN: AEIPS4640G), daughter of Late Kamalendu Sinha, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at 10, Dehi Entally Road, P.O. & P.S. Entally, Kolkata- 700014, District- Kolkata, (b) **Sri Ashim Kumar Sinha** (PAN: DDRPS0609J), son of Late Kamalendu Sinha, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at 10, Dehi Entally Road, P.O. & P.S. Entally, Kolkata- 700014, District- Kolkata, 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 us/promoter is 18/05/2028.

4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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

15 MAY 2026

A. A. GROUP

Ashim Kumar Sinha

Partner



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, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

A. A. GROUP

Akhil Kumar

Partner

Deponent

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 Kolkata on this day of 15/05/2026.

A. A. GROUP

Akhil Kumar

Partner

Deponent

Solemnly Affirmed &
Declared Before Me
On Identification By

Sarbani Mitra
SARBANI MITRA
NOTARY
Regd. No. - 5615/08
Mob. - 8777308277

Identified By Me

Akhil Kumar
Addressee

15 MAY 2026