

SL. No. 8894 Dated 30/7/25

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. - NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'ASUGA RAMBUSS JV' [PAN. ACKFA1138P], Developer & Promoter of the proposed project named 'MISSION BAZAR MANSION' represented by its Partner SWARUP NAG [PAN. ACIPN9236D].

I, SWARUP NAG [PAN. ACIPN9236D], son of Amalendu Nag, residing at "CHARU VILLA", 4th Floor, HA-5, Hatiara Road, P.O. Aswiniagar, P.S. Baguiati, Kolkata - 700159, District - North 24 Parganas, West Bengal, Partner of 'ASUGA RAMBUSS JV', promoter and partner of the proposed project named 'MISSION BAZAR MANSION' do hereby solemnly declare, undertake and state as under:

30 JUL 2025

22603
Sl. No. Sold to.....

Address.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only

Date: Sign: 

28 JUN 2025



NOTARY PUBLIC
AT GIDHANAHER
DIST. NORTH 24 PARGANAS

FORM 18

[Sec 17(1) of the

DECLARATION OF NOTARY

DECLARATION OF NOTARY
I, the undersigned, being a Notary Public, do hereby declare that the above is a true and correct copy of the original document as presented to me for attestation.

DECLARATION OF NOTARY
I, the undersigned, being a Notary Public, do hereby declare that the above is a true and correct copy of the original document as presented to me for attestation.

1. That the owners of this land are (1) Partha Biswas, (2) Sanjit Biswas, (3) Paromita Biswas, (4) Pampa Biswas, (5) Shormila Biswas, (6) Sagarika Kayal, (7) Kankabati Parui, (8) Raja Parui & (9) Debjani Ghosh. We, **'ASUGA RAMBUSS JV' [PAN. ACKFA1138P]**, as a **Developer/Promoter** 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 21.01.2028.
4. That seventy per cent of the amounts realized 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 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.

ASUGA RAMBUSS JV

[Signature] Deponent
Partner

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 thisday of, 2025

[Signature]
ALOKE BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist.- North 24 Pas

30 JUL 2025

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT