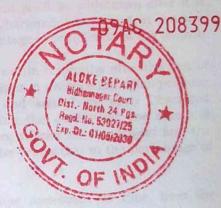
SL No. 8894 Dated 30/4/25



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC AT BIOHANNAGAR DIST. NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'ASUGA RAMBUSS JV' 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:

3 0 JUL 2025

ANAMIKA SWARNAKAR 72603 JUDGES' COURT, BARASAT Registration No: F/1314/918/2011. Address A. K. Maity scensed Stamp Vendor 10, Old Post Office Street Kelkata - 700001 Rs. 10/- (Rupees Ten) only ' ate: Sign. 28 JUN 2025 BAUAT DAG AC HIS

- 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.

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Bidhannager Court

Bist. North 24 Pgs.

Regd, No. 53927/25

ED. DL: 91/05/2030

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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

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 of building, as the case may be, on Verification any grounds.

ASUGA RAMBUSS JV

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

ALOKE BEPARI

* NOTARY *
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist.- North 24 Pas

3 0 JUL 2025

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Deponent

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