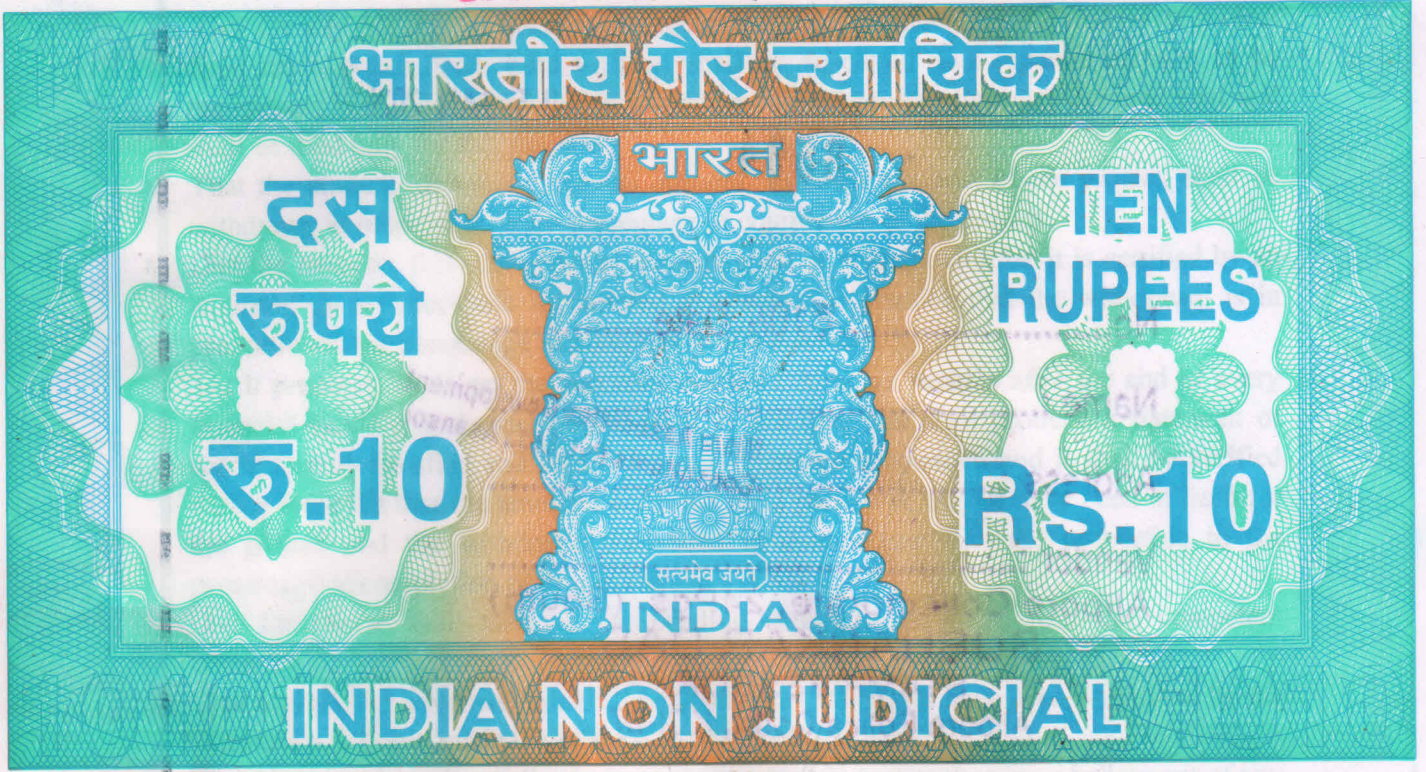


S. L. No. 86/24



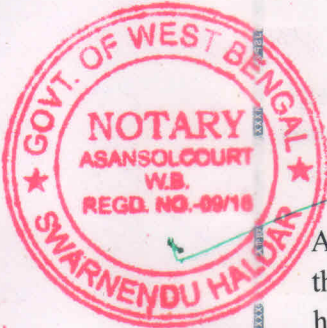
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FORM 'B'

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

Affidavit cum Declaration



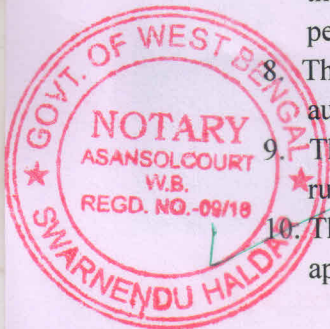
Affidavit cum Declaration of **Mr Hari Narayan Misra** (Managing Director) Promoter of the proposed project/duly authorized by the promoter of the proposed project vide its/ his/their authorization dated 27th Dec 2024.

I, **Mr Hari Narayan Misra** s/o Late Gouri Shankar Misra, residing at 186/1, GT Road (East) Ushagram Asansol-713303, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **CASTRON PROJECTS PRIVATE LIMITED.** 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 31/12/2026.

27 DEC 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Misra Associates Development
Consultants Pvt. Ltd.

[Signature]
Managing Director
Deponent

Verification

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 Asansol on this 27th December 2024.

Misra Associates Development
Consultants Pvt. Ltd.

[Signature]
Managing Director
Deponent

Drafted and Prepared by me &
Typed in my office:

[Signature]
Advocate

En. No. WB-707/1291

Solemnly Affirmed & Declare
before me on identification

[Signature]
Swarnendu Halder
Govt. of W. B., Asansol Court
Regd. No.- 09/16

27 DEC 2024