

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

38AA 446472

04 JUN 2025



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **SRI. RUDRADEEP SAHA ROY (PAN NO. ALYPR4222J) (AADHAR NO. 7505 8337 5011)**, son of Krishna Gopal Saha Roy, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, residing at Jogendra Apartment, 312, Vivekananda Road, P.O. & P.S.- New Barrackpur, District - North 24 Parganas, West Bengal- 700131, being the one of the partners of "**M/S ASHLEY DEVELOPER**" and the promoter of the proposed project.

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ASHLEY DEVELOPER,

Rudradeep Saha Roy,

Partner

CHITTAPANJAN GHOSH

Advocate

E WB 235/2005

REGN NO.- 13801

High Court Calcutta

16010

NO..... ₹ 20/- Date.....

13 MAY 2025

Name :

SUBHRO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA

Address :

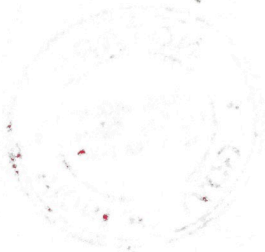
Vendor :

Alipore Collectorate, 24 Pgs. (South)

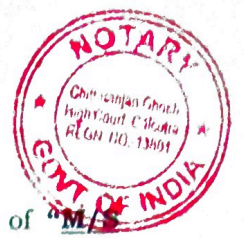
SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



500 100 1 4



I, **SRI. RUDRADEEP SAHA ROY**, being the one of the partners of "**ASHLEY DEVELOPER**" and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SRI. RUDRADEEP SAHA ROY, SRI. TANAY GHOSH CHOWDHURY, SRI. BINIT MITRA, SMT. JHUMNI MITRA and SMT. REETA MITRA**, 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 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 the promoters is **31.12.2027**.

4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act. ✓

ASHLEY DEVELOPER

Partner

Rudradeep Saha Roy

ASHLEY DEVELOPER

Partner

Rudradeep Saha Roy

04 JUN 2025

CHITTARANJAN GHOSH
Advocate cum Notary
REG. NO. 13691

10. That the promoters 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.

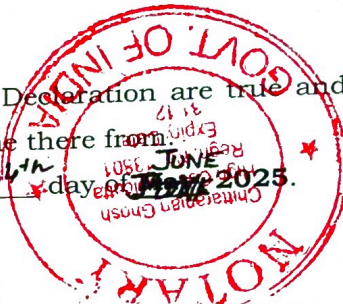


ASHLEY DEVELOPER
Rudradeep Saha Sen
Partner

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata, on this 04th day of JUNE 2025.



ASHLEY DEVELOPER
Rudradeep Saha Sen
Partner

Deponent
Identified by me

Rupoma Bhattacharjee
Advocate
Enr. No. F/109/16/2019

04 JUN 2025

Chittaranjan Ghosh
Advocate cum Notary
E WB 235/2005
REGN NO. - 13801
High Court Calcutta

Justly affirmed and declared
before me on identification
CHITTARANJAN GHOSH
Regl. No. - 13801/91 12.18

Chittaranjan Ghosh
Notary