

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



Before the Notary
Govt. of West Bengal ZAC 164035
Paschim Bardhaman District
Durgapur

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavits cum Declaration of Mr. ANINDYA SEN, duly authorized by the promoter of the proposed project "AAYRA CROWN BLOCK C", vide his authorization dated 21st April 2025.

I, ANINDYA SEN duly authorized by the promoter of the proposed project "AAYRA CROWN BLOCK C", do hereby solemnly declare, undertake and state as under:

1. That AAYRA INFRASTRUCTURE has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners are (1) Sri KALOBARAN MONDAL (2) Sri ASHOK KUMAR (3) Smt SIKHA MONDAL (4) Smt BARKHA LALCHANDANI and (5) Sri SANJAY KUMAR along with an authenticated copy of development agreement being no. 230407493 of 2023 and power of attorney being no. 230402712 of 2024 executed between such owner and promoter for development of the real estate project is enclosed herewith.

Contd...Page 2

04 JUN 2025

Mr. Monobrota Roy, Notary
Durgapur, Paschim Bardhaman, W.B.
Regn. No. 111/2022



3. That the time period within which the project shall be completed by promoter is **31/01/2031**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.



AAYRA INFRASTRUCTURE

Sen
Partner

Deponent

Verification

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

Verified by me at 4/6 on this June day of 2025

IDENTIFIED BY ME
J. Roy
ADVOCATE

04 JUN 2025

Monobrota Roy
Mr. Monobrota Roy, Notary
Durgapur, Paschim Bardhaman, W.B.
Regn. No. 111/2022

AAYRA INFRASTRUCTURE

Sen
Partner

Deponent