

SL. NO. 51 DT. 29/10/2024



82AB 717149



WEST BENGAL

FORM-B

[See Rule 3 (4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Tapan Kumar Banerjee on behalf of Theme Projects Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 22.10.2024 :

I, Sri Tapan Kumar Banerjee Son of Late Guru Sharan Banerjee aged 75 residing at 46, College Road, P.O. B.Garden, P.S. A.J.C. Bose Botanic Garden, District Howrah, Pin-711 103 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) SRI PRAKASH KHAITAN and (2) SRI PARAS NATH CHOUDHARY being the Directors of the Company named ASHOKA DEVELOPERS AND CONSTRUCTION PROJECTS PRIVATE LIMITED have a legal title to the land on which the development

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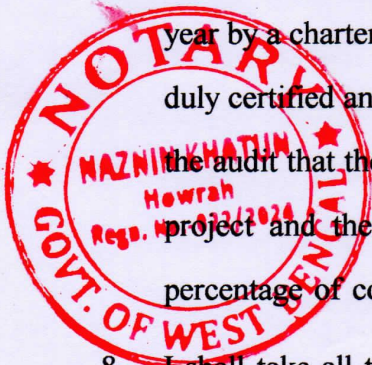
(-2-)

of the proposed project is to be carried out

And

A legally valid authentication of the 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 on 31.12.2029
4. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. I 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I shall take all the pending approvals on time, from the competent authorities.



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9. I have furnished such other documents as have been specified by the rules and regulations made under the Act.
10. I 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.

Japan Kumar Banerjee
Deponent

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 Howrah on this 29th day of Oct, 2024.



Japan Kumar Banerjee
Deponent

Identifies by me.
Debarata Bhattacharya 28/10/24
Advocate
Howrah Judicial Commr.

ON IDENTIFICATION OF THE
ADVOCATE SIGNATURE/LTI
ATTESTED

Naznin Khatun
NAZNIN KHATUN
Notary Govt. of W.B.
Regd. No.-22/2024

29 OCT 2024