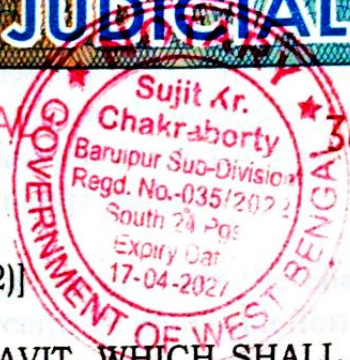


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পশ্চিমবঙ্গ পশ্চিম বঙ্গ  
BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL

WEST BENGAL



36AA 167793

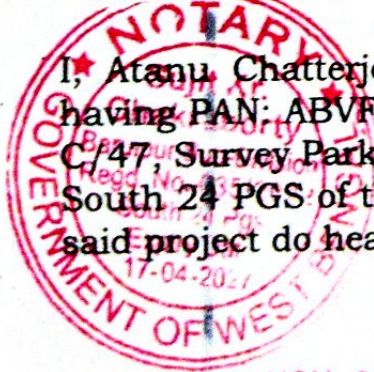
FORM 'B'  
[See rule 3(2)]

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 Sri Atanu Chatterjee, (PAN: AHOPD6541L) son of Late Dipankar Deogharia, age about 45 years, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at Narayani Apartment 4<sup>th</sup> Floor, 809, Madurdah, P.O.- Ektp, P.S.- Anandapur, Kolkata – 700107, Dist- South 24 PGS, Partner of the promoter (**M/S ARYAN DEVELOPERS**) of the proposed project "**Aryan Alivia**" situated at Premises No. 1877, Nayabad Road, Ward No. 109 under KMC, P.O. & P.S- Purba Jadavpur, Pin Code- 700099, Dist- South 24 PGS., duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12 /11/2024;

I, Atanu Chatterjee, Partner of the (promoter) **M/S ARYAN DEVELOPERS** having PAN: ABVFA7505J and registered office at 880 Survey Park, mailing to C/47, Survey Park, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, Dist- South 24 PGS of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



12 NOV 2024

**ARYAN DEVELOPERS**  
*Ananu Chatterjee*  
Partner



1. (a) **Smt. Sikha Rani Chandra**, (PAN: ACQPC7110F) wife of **Sukumar Chandra**, by Faith- Hindu, by Nationality Indian, by Occupation **Business**, residing at 189C/1A, B.B. Chatterjee Road, P.O. & P.S.- Kasba, Kolkata - 700042, Dist- South 24 PGS, 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 us/promoter is 31/12/2025...
4. That seventy percent of the amounts realised by us/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 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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



**ARYAN DEVELOPERS**  
*Aryan Chakraborty*  
Partner

12 NOV 2024



10. That, we / 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.



**ARYAN DEVELOPERS**  
*Aryan Chatterjee*  
Partner

Deponent

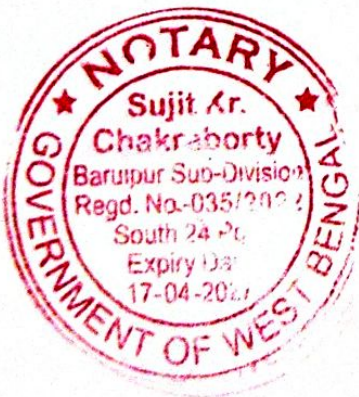
Verification

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 Kolkata on this 12<sup>th</sup> day of November, 2024

**ARYAN DEVELOPERS**  
*Aryan Chatterjee*  
Partner

Deponent



solemnly declared and affirmed  
before me on identification  
under the Notary Act.

*Sujit*  
**SUJIT KUMAR CHAKRABORTY**  
NOTARY PUBLIC  
Regd. No.- 035/2022  
Govt. of West Bengal

Identified by me  
*[Signature]*  
Advocate

12 NOV 2024