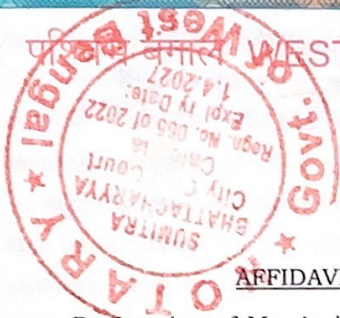


S.L. No. 27/23



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL



FORM 'B'

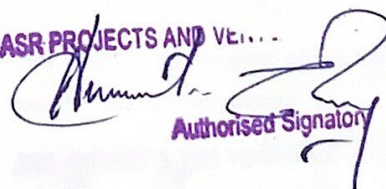
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Amitava Singha Roy being the authorised signatory of Promoter (ASR PROJECTS AND VENTURES LLP) duly authorized by the Promoter of the proposed Project (ADITRI ASHISH) located at 41, Biplabi Dinesh Majumder Sarani, Kolkata - 700053, vide its/their authorization dated 05/05/2023.

I, Mr. Amitava Singha Roy, duly authorized by the promoter of the proposed Project (ADITRI ASHISH) do hereby solemnly declare, undertake and state as under:

- (A) LT. COL. DILIP KUMAR MUKERJEE, Son of Late Dulal Gopal Mukerjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Defence Official, resident of D - 4 Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O. Yerawada, Police Station Yerawada, Pune-411006, Maharashtra, (B) SHRI DEBASIS MUKERJEE, Son of Late Dulal Gopal Mukerjee by Nationality - Indian, by faith Hindu, by Occupation Retired PSU Official, resident of 6D, Block - E; Jai Shree Green City, Argora, P.O. Doranda, Police Station Argora, Ranchi - 834002, Jharkhand, and (C) SHRI DEBJYOTI MUKERJEE, son of Son of Late Dulal Gopal

ASR PROJECTS AND VE...

  
Authorised Signatory


18 OCT 2023

Mukerjee by Nationality - Indian, by Faith - Hindu, by Occupation - Private Business, resident of P - 562, Block - N, P.O. - New Alipore, Police Station - New Alipore, Kolkata - 700053, West Bengal, being the Land Owners has a legal title to the land on which the development of the proposed Project (ADITRI ASHISH) 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 (ADITRI ASHISH) is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the Project (ADITRI ASHISH) shall be completed by promoter is 31/12/2027.
4. That seventy per cent of the amounts realised by promoter for the real estate Project (ADITRI ASHISH) 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 (ADITRI ASHISH), shall be withdrawn in proportion to the percentage of completion of the Project (ADITRI ASHISH).
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 (ADITRI ASHISH).
7. That 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 (ADITRI ASHISH) have been utilised for the Project (ADITRI ASHISH) and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project (ADITRI ASHISH).
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

ASR PROJECTS AND VENTURES LLP  
  
 Authorised Signatory  
 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 17<sup>th</sup> day of October 2023.

ASR PROJECTS AND VENTURE  
*[Signature]*  
Authorised Signatory  
Deponent

Identified by me  
*[Signature]*  
Advocate

Signature/s of the Executant/s  
are Attested on the Identification  
of the Advocate  
*[Signature]*  
Notary

Sumitra Bhattacharyya  
Notary, Govt. of W.B.  
Regd. No. 065 of 2022  
City Civil Court, Calcutta

18 OCT 2023