

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

99AB 151970

Before The Notary Public

FORM 'B'

[See rule 3(4)]

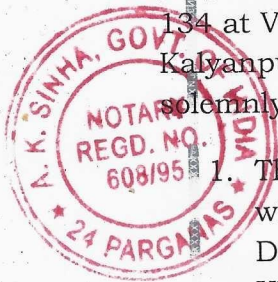


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Azad Hossain Sardar, partner of M/s. BLUE SKY REALTY promoter of the proposed project ASHARIA APARTMENT at LR Dag No. 133, 133/1372, 135/1373, 134 at Village - Khodar Bazar Uttor, PO & PS - Baraipur, Kolkata - 700144, under Kalyanpur Gram Panchayat, Zilla Parishad - 24 Pgns (S), WB, India

I, Azad Hossain Sardar, partner of M/s. BLUE SKY REALTY promoter of the proposed project ASHARIA APARTMENT at LR Dag No. 133, 133/1372, 135/1373, 134 at Village - Khodar Bazar Uttor, PO & PS - Baraipur, Kolkata - 700144, under Kalyanpur Gram Panchayat, Zilla Parishad - 24 Pgns (S), WB, India do hereby solemnly declare, undertake and state as under:



1. That our Firm, M/s. BLUE SKY REALTY has a legal title/right to the land on which the development of the project is proposed via a Registered Joint Development Agreement with the land owners namely Rezaul Kabir, Alima Khatun, Saheda Khatun, Firoza Ghosh, Rezia Khatun, being No. 161106406 of 2019, registered at the office of the ADSR Baraipur

09 AUG 2024

3900

16 JUL 2024

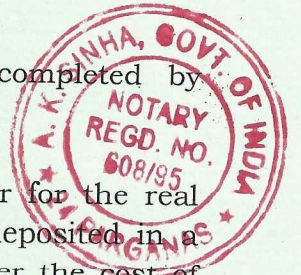
No.
Name.....
Address.....
Rs. 10/...

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vender
Alipore Police Court
Kolkata-700 027



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30-12-2026
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 utilised for the project and the withdrawal has been in 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 authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the 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.



Azad Hossain Sardar
Deponent

Verification

I, Azad Hossain Sardar Son of Mojaffer Hossain Sardar, Resident of Khodar Bazar Uttar, PO & PS – Baraipur, Kolkata – 700144, do solemnly affirm that 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 9th day of August, 2024

Azad Hossain Sardar
Deponent

**Solemnly Affirmed & Declared
before me on Identification**

A. K. Sinha

**A. K. Sinha, Notary
Alipore Judges/Police Court, Cal.-27
Regd. No. 608/1995 Govt. of India**

Identified by me

Azad Hossain Sardar
Advocate

09 AUG 2024