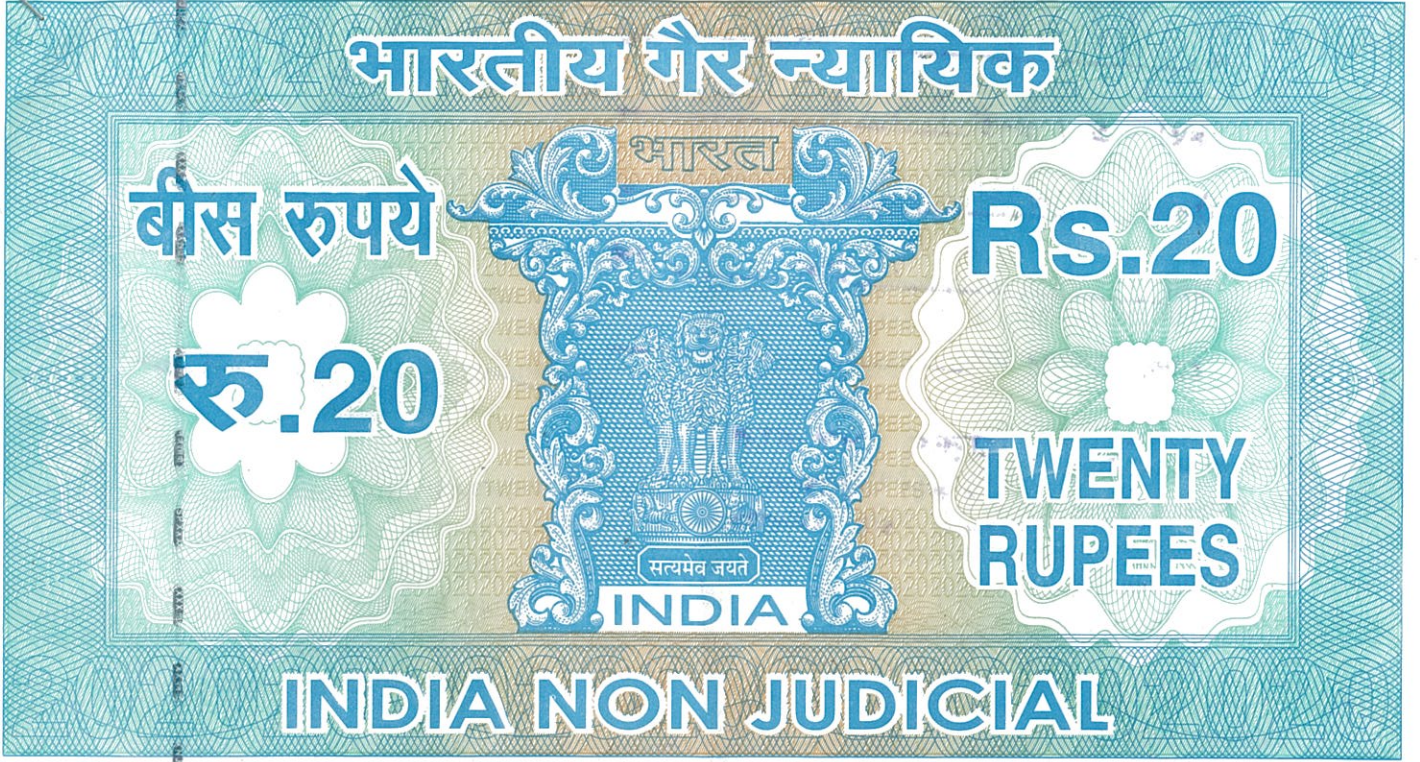


SL No .. E-413/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

26AA 407473

BEFORE THE NOTARY PUBLIC
HOWRAH

FORM "B"

(See Rule 3(4))

Affidavit cum Declaration



Affidavit cum Declaration of AVIJIT GHOSH S/O LATE GOPAL CHANDRA GHOSH RESIDING AT 46A/33/3, SHIBPUR ROAD, P.O. AND P.S.- SHIBPUR, DISTRICT- HOWRAH -711102 DESIGNATION –DIRECTOR , ASHA BUILDERS AND DEVELOPERS PVT.LTD. PROMOTER AND DEVELOPER OF THE ASHA ABASAN PROJECT at 7/5 circular 4th bye Lane, P.O.- Shibpur, P.S.- Chatterjee hat. Howrah-711102.

I, AVIJIT GHOSH S/O LATE GOPAL CHANDRA GHOSH RESIDING AT 46A/33/3, SHIBPUR ROAD, P.O. AND P.S.- SHIBPUR, DISTRICT- HOWRAH -711102 DESIGNATION –DIRECTOR , ASHA BUILDERS AND DEVELOPERS PVT.LTD. PROMOTER AND DEVELOPER OF THE ASHA ABASAN PROJECT. at 7/5 circular 4th bye Lane, P.O.- Shibpur, P.S.- Chatterjee hat. Howrah-711102 , do hereby solemnly declare , undertake and state as under :

01. that ASHA BUILDERS AND DEVELOPERS PVT.LTD. have 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 the title of such land of the real estate project.

S.K. Mitra
Adv.

13 MAY 2024

1184

12/8/2020

ক্রেতা - শ্রী / শ্রীমতী Asha Builders & Developers Pvt. Ltd.

ঠিকানা Howrah

মূল্য ২০ টাকা

স্বাক্ষর ডেভেলপারের নাম [Signature]

অরুণ সরকার
হাওড়া কালেক্টরেট
হাওড়া কোর্ট কমপ্লাইন্স

BEFORE THE MASTERY OFFICE
HOWRAH



ASCS YAM E

02. That the said land is free from all encumbrances
03. That the time period within which the project shall be completed by me/ promoter /developer is 31/03/2025.
04. That seventy percent of the amount realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
05. That the promoter /developer 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 project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
06. That promoter/developer shall take all the pending approvals on time, from the competent authorities.
07. That promoter/ developer has furnished such other documents as have been prescribed by the rules and regulations made under the act.
08. That promoter/ developer 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.
09. That the agreement for sale/ Builder buyer agreement of our project "ASHA ABASAN" is in accordance to Annexure -A of West Bengal Estate (Regulation and Development) Rules 2021.
10. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act 2016 and the West Bengal Real Estate (Regulation and Development) Rules 2021.
11. That if any provision in agreement for sale is in contravention with the Real Estate (Regulation and Development)Act 2016 and the West Bengal Real Estate (Regulation and Development) Rules 2021. , the provisions of the said act and rules shall prevail in those cases.

That if any contradiction arises in future the deponent will be responsible for it.

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 _____ on this _____ Day of _____

SOLEMNLY AFFIRMED BEFORE ME
ON..... Arijit Ghosh
WHO IS IDENTIFIED BY Suresh
Kr Samanta ADVOCATE
ON THIS 13th day of May 2024

Identified by me
Suresh Samanta
Advocate

SHYAMAL KR. MITRA

13 MAY 2024

