

81.201/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

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

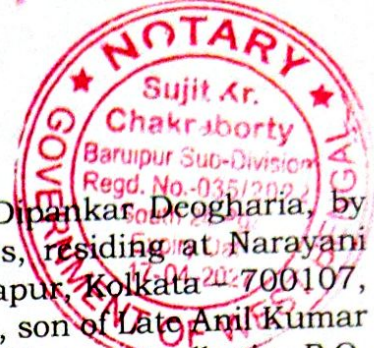
Affidavit cum Declaration of Sri Atanu Chatterjee, (PAN: AHOPD6541L) son of Late Dipankar Deogharia, age about 45 years, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at Narayani Apartment 4th Floor, 809, Madurdah, P.O.- Ektp, P.S. Anandapur, Kolkata - 700107, Dist- South 24 PGS, Proprietor of the promoter **(M/S ARYAN)** of the proposed project "**Aryan Alita**" situated at Premises No. 194, Nayabad Road, Ward No. 109 under KMC, P.O. & P.S- Panchasayar, Pin Code- 700094, Dist- South 24 PGS., duly authorized by the promoter of the proposed project, ~~side its/ his/ their~~ authorization dated 12/11/2024;

I, Atanu Chatterjee, Proprietor of the (promoter) **M/S ARYAN** having 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
Atanu Chatterjee
Proprietor



1. **(a) Sri Atanu Chatterjee**, (PAN: AHOPD6541L) son of Late Dipankar Deogharia, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at Narayani Apartment 4th Floor, 809, Madurdah, P.O.- Ektp, P.S. Anandapur, Kolkata - 700107, Dist- South 24 PGS, **(b) Sri Ashim Ghosh**, (PAN- BCEPG308Q), son of Late Anil Kumar Ghosh, by Faith- Hindu, by Nationality Indian, residing at Village Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145, 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.

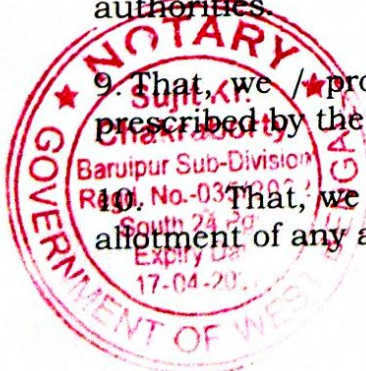
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

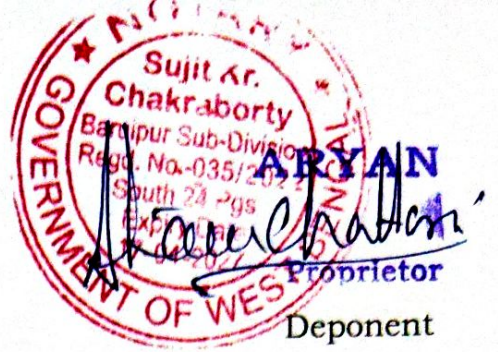
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.



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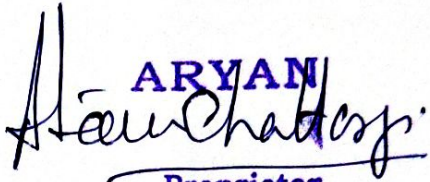
ARYAN
Aryan Chatterjee
Proprietor

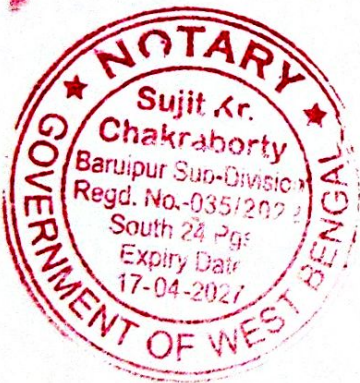


Verification


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 12th day of November, 2024


ARYAN
Proprietor
Deponent



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


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

Identified by me

Advocate

12 NOV 2024