

पश्चिम बंगाल WEST BENGAL

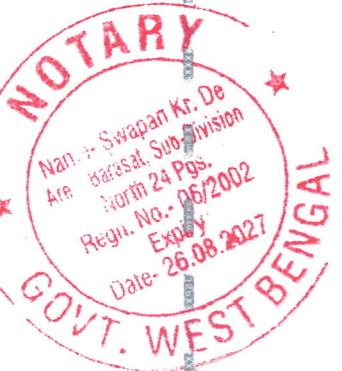
AH 533864

SL. NO. 72/HK  
14 AUG 2023

**BEFORE THE NOTARY PUBLIC AT BARASAT, NORTH 24-PARGANAS**  
**AFFIDAVIT CUM DECLARATION**

Affidavits cum Declaration of Mr. Ashim Kumar Sarkar being representative for the promoter of the proposed project vide its authorization dated 31st January 2023.

I, **ASHIM KUMAR SARKAR**, son of Late Birendra Nath Sarkar, aged about 58 years for gain at Bidhan Pally, Madhyamgram, Kolkata- 700129, being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Contd.p/2....

নম্বর : 4457  
সন ও তারিখ : 14/08/23  
ক্ষেত্রের নাম : Ashim kr Senkan  
ঠিকানা : Madhyga  
মূল্য :  
ডেডলাইন :

স্বাক্ষরিত কোর্ট

জেলা : উত্তর ২৪ পরগণা

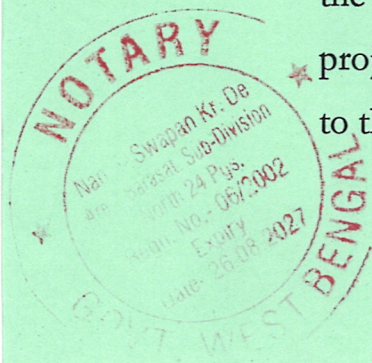
পরিদ তার : 25 MAY 20 23

স্ট্যাম্প ব্যালান্স : RS 200000

টেক্সটুয়াল ব্যালান্স

স্বাক্ষরিত কোর্ট

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December, 2028.
4. That the seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is proportion to the percentage of completion of the project.
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 have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



14 AUG 2023 Contd.p/3...

8. That promote shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified 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.

**ADROSS PRIVATE LTD.**  
*Ashem Kumar Sarkar*

**Director**

SIGNATURE OF THE DEPONENT

Identified by me:

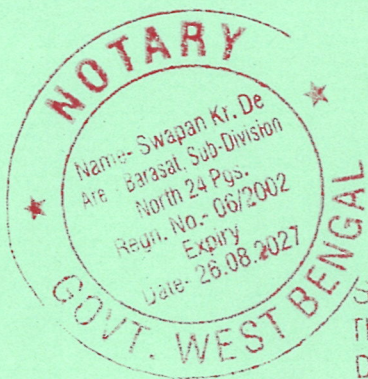
*Sarkar*

UTTAM KUMAR SARKAR  
ADVOCATE  
HIGH COURT CALCUTTA

### 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 Barasat North 24-Parganas on this day of ..... June, 2023.



SIGNATURE OF THE DEPONENT

Identified by me:

*Sarkar*

UTTAM KUMAR SARKAR  
ADVOCATE  
HIGH COURT CALCUTTA

Solemnly Affirmed Before  
This 14th day of August 2023  
Duly Identified By U.K. Sarkar Advocate

*S.K. De*  
S.K. De  
Notary  
Govt. of W.B., Barasat  
North 24 Parganas

11 4 AUG 2023