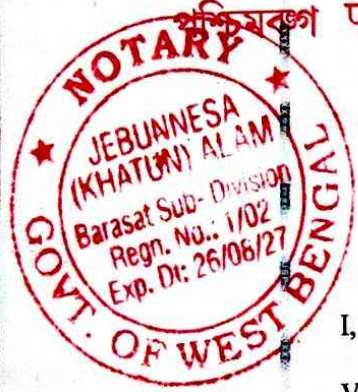




पश्चिम बंगाल WEST BENGAL

35AA 304512



BEFORE THE NOTARY PUBLIC  
BRASAT NORTH 24 PARGANAS

“ B “

**AFFIDAVIT CUM DECLARATION**

I, SRI SAJAL CHAKRABORTY, Pan No. ADXPC3443K Aadhar No.8354 4932 9449, Voter ID.No.XVM2088433, S/o Lt Satikanta Chakraborty, Proprietor of **CHAKRABORTY CONSTRUCTION**, residing at- 227/1, Station Road East (2No.Municipal Market), Ward No.3, NewBarrackpur, Present P.S.-NewBarrackpore, Previously-Ghola(Khardah), Kolkata -700131, Dist- 24Pgs(N), by faith – Hindu, by Nationality– Indian, by Occupation–Business, Promoter of the proposed project namely **AARUSHI APRTMENT** do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have a legal title to the land on which the development of the project is proposed 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.

N.P.SL.NO. 10386  
DATE 13 SEP 2024



13 SEP 2024

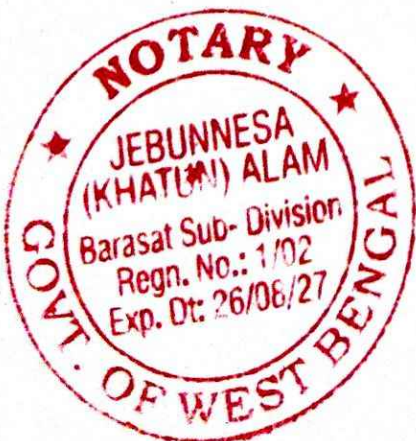
For Chakraborty Construction  
*Sajal Chakraborty*  
Proprietor

Contdp/2



2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me within 31.12.2025 from the day of sanctioned of the plan.
4. That, seventy percent of the amounts 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 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

Ccontdp/3



13 SEP 2024

For Chakraborty Construction  
*Sajal Chakraborty*  
Proprietor

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.

For Chakraborty Construction  
*Sajal Chakraborty*  
Proprietor  
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.  
Verified on this 13 th day of September 2024.

For Chakraborty Construction  
*Sajal Chakraborty*  
Proprietor  
Deponent

Identified by me

*Rohinda Nath Dey*  
Advocate,

13.9.24



Solemnly affirmed on *13/9/24*  
by the party being duly identified by  
Advocate *Rohinda Nath Dey*  
This document contains  
pages and is checked by

Notary Clerk

*Jebunnesa Alam*  
Notary Public, Barasat  
West 24 Pgs., REGN No. 02

13 SEP 2024