

SL. NO.....24.....



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

78AB 274702

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 **MOHAMAD KAMAL ASHRAF (PAN - AIFPA3630H)**, Son of Haji Md. Samsuddin, age about 41 Years, by Nationality and Citizenship - Indian, by Faith - Islam, by Occupation - Business, residing at 110/H/7B, Elliot Road, Police Station & Post Office - Park Street, Kolkata - 700016, West Bengal, Director of the Promoter (**AARIFA DEVELOPERS PRIVATE LIMITED**) of the proposed project "**PRATHAM**" developed at Premises Number-3453, Nayabad, Dist. South 24 Parganas, Police Station Kasba now Purba Jadavpur, Kolkata - 700094 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22<sup>nd</sup> day of March, 2023.

22 MAR 2023

AARIFA DEVELOPERS PVT. LTD

*M. Ashraf*

Director

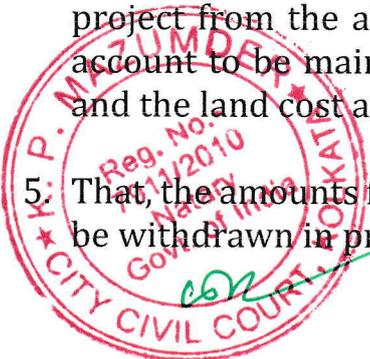
I, **MOHAMAD KAMAL ASHRAF**, Director of **AARIFA DEVELOPERS PRIVATE LIMITED** having the registered Office at 3, Royd Lane, Elliot Road, Police Station & Post Office - Park Street, Kolkata - 700016, West Bengal, is the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **(1) MR. RAUNACK RUNGTA (PAN - AWZPR1113L)**, Son of Late Rajendra Kumar Rungta, by Nationality and Citizenship - Indian, by Faith - Hindu, by Occupation - Business, residing at 19A, Sarat Bose Road, Rameswara Apartment, Kolkata - 700020, Post Office & Police Station - Bhawanipur, **(2) MR. SREYANS MUNOT (PAN - AJRPM7975Q)**, Son of Mr. Parash Mall Munot, by Nationality and Citizenship - Indian, by Faith - Hindu, by Occupation - Business, residing at 14, Kshirod Ghosh Road, Post Office - Howrah GPO, Police Station Golabari, Howrah - 711101, **(3) MRS. SHIVANI JAIN (PAN - ARWPS4832M)**, wife of Mr. Hemant Jain by Nationality and Citizenship - Indian, by faith - Hindu, by Occupation - Service, residing at Plot No. 100/6 & 100/7, 32/5, Sahapur Colony, Block J, Post Office & Police Station New Alipore, Kolkata - 700053, **(4) MR. PARASHMAL MUNOT alias PARAS MAL MUNOT (PAN - AKQPM7341G)**, son of Late Joharilal Munot, by Nationality and Citizenship - Indian, by Faith - Hindu, by Occupation - Business, residing at 14, Kshirod Ghosh Road, Block - D, 7th Floor, Post Office - Howrah GPO, Police Station Golabari, Howrah - 711101, has 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's 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 31/10/2025.
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.



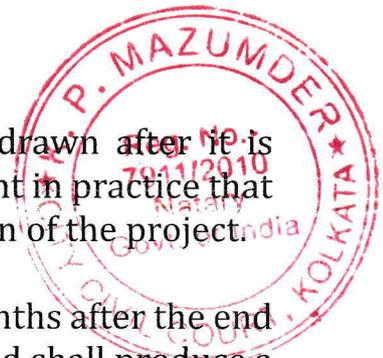
AARIFA DEVELOPERS PVT. LTD

*(Signature)*

Director

22 MAR 2023

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.
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.



AARIFA DEVELOPERS PVT. LTD.

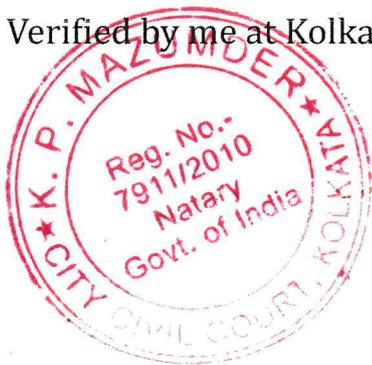
Director

Deponent

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 22<sup>nd</sup> day of March, 2023



AARIFA DEVELOPERS PVT. LTD

Director

Deponent

Signature Attested  
on Identification  
  
K. P. Mazumder, Notary  
City Civil Court, Kolkata  
Reg. No.-7911/2010 Govt. of India

IDENTIFIED BY ME

ADVOCATE

22 MAR 2023