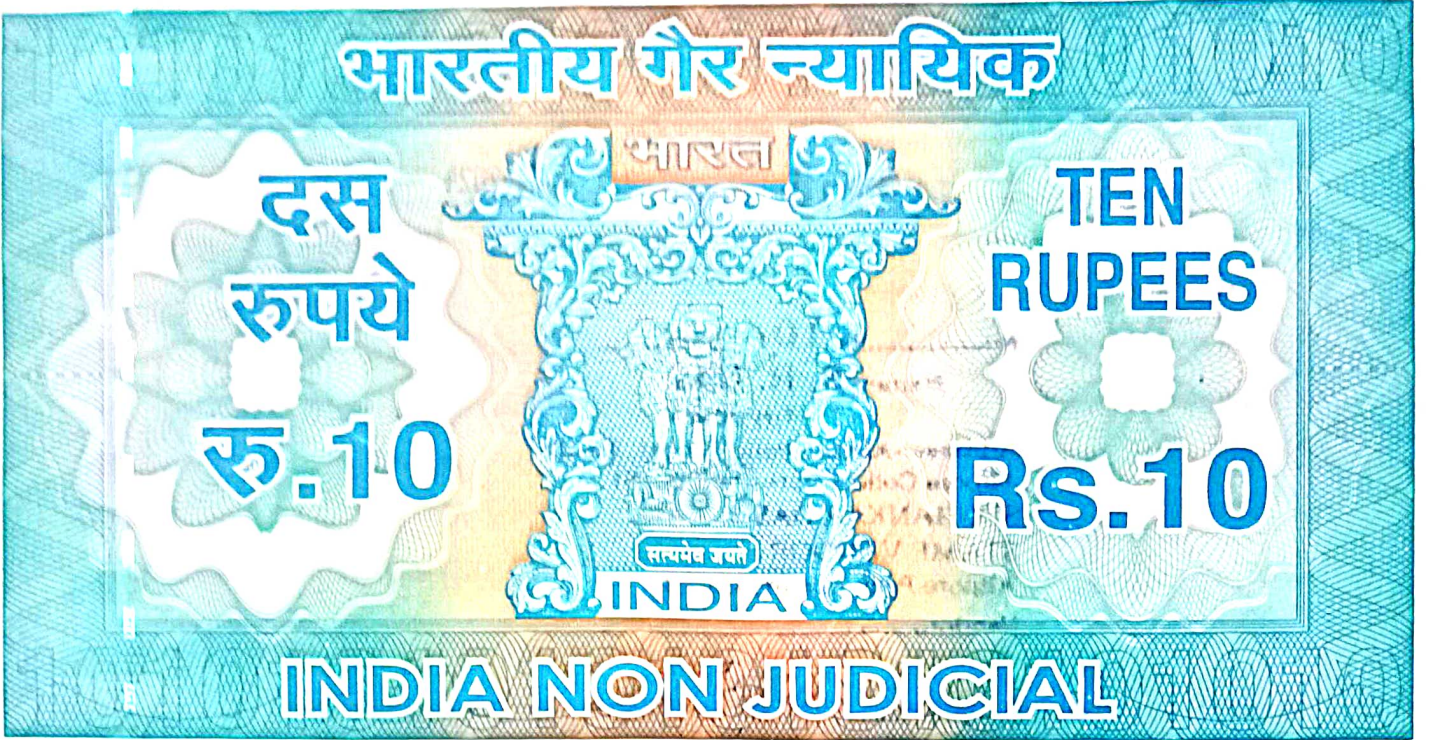


S.L. No.....C.....02/24



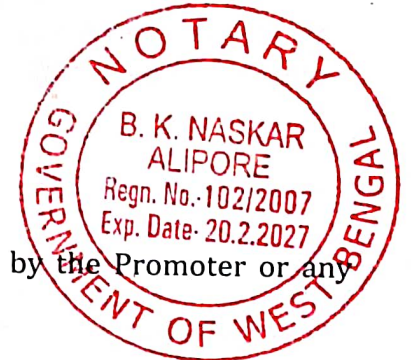
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 416699

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

FORM - B

(Declaration supported by An Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)



AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Bidhan Chandra Sarkar, Promoter of the proposed/ on- going project.

I, Bidhan Chandra Sarkar, son of Late Nakul Chandra Sarkar, sole proprietor of Ankita Developers & Promoter of the proposed project "LIVE TWO IN ONE", 2017, Mukundapur, Kolkata- 700 099, do hereby solemnly declare, undertake and state as under-

1. That one Smt. Gouri Seal wife of Sri Swapan kumar Seal of 6C/24, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099, District South 24 Parganas is the recorded owner of ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittas 2.43 sq ft more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½, Touzi No.-



12 JUN 2024

42708

21 MAR 2024

No.....Re **10/** - Date.....

Name:- **S. R. Das**

Advocate

Address:- Alipore Police Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

ST BHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....

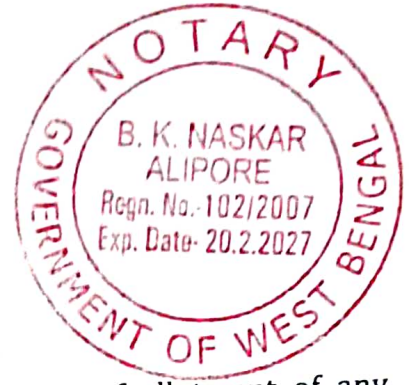


151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq. ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District- South 24 Parganas and the said Ankita Developers have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Agreement between such owner and promoter for development (Registered Development Agreement dated 31th January, 2024 , Being No.163000301 for the year 2024, registered in the office of the District Sub Registrar V at Alipore)of the real estate project .

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31st day of October, 2025.
4. That 70% (Seventy per cent) of the amount realized by me 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 withdraw 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 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 shall take all the pending approvals on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



12 JUN 2024



10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any ground.

ANKITA DEVELOPERS
Bidhan Ch Sarkar.
Proprietor

DEPONENT

VERIFICATION

I, the Deponent above, do hereby 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 by me at Kolkata on this 12th day of June 2024.



ANKITA DEVELOPERS
Bidhan Ch Sarkar.
Proprietor

DEPONENT

Identified by me
[Signature]
Advocate

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
B. K. NASKAR, Notary
Alipore Police Court, Kd.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

12 JUN 2024