



बंगाल WEST BENGAL

Before the Notary Public  
Govt. of India -

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 Anjan Kumar Bandyopadhyay, (PAN:ACXPB5071H) son of Amal Kumar Bandyopadhyay, age about 66 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at N-302, Binyak Enclave, 59, Kalicharan Ghosh Road, Baranagar (M), P.O.- Sinthi P.S.- Baranagar, Kolkata-700050, Partner of the promoter (**M/S. Acube Infrastructures**) of the proposed project "**Saptapadi**" situated at Holding No. 746, Rayan - I Gram Panchayat, Dist.-Purba Burdwan, P.O. & P.S.- Burdwan, Pin Code- 713101, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 14.06.2024 ;

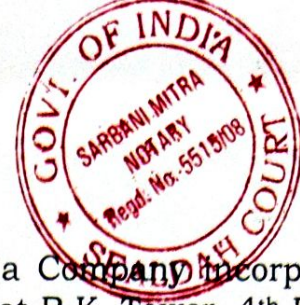
I, Anjan Kumar Bandyopadhyay, Partner of the promoter (**M/S. Acube Infrastructures**) having PAN No. ABNFA5714F and registered office at Premises No. 32/3/1 (N), 88/1, Dum Dum Cossipore Road, Queen Apartment, Ward No. 14 under South Dum Dum Municipality, P.O.- Ghughudanga, P.S. Nager Bazar, Kolkata - 700030, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

14 JUN 2024

ACUBE INFRASTRUCTURES

Anjan Kumar Bandyopadhyay  
Partner





1. **M/S. Aparna Nirman Pvt. Ltd.** (PAN- AAJCA8758R) a Company incorporate under the Comapnies Act 1956 having its Regd. Office at B.K. Tower, 4<sup>th</sup> Floor, 170/A, A.J.C Bose Road, P.O.- Beniapukur, P.S.- Beniapukur, Kolkata – 700014, has a legal title to the land on which the develoment of the proposed project is to be carried out.

AND

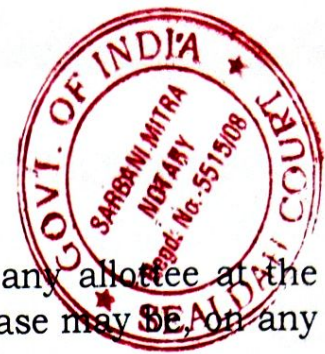
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 25/12/2026
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.

*Anjan Kumar Barick*  
ACUBE INFRASTRUCTURES

Partner

17.4 JUN 2024



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.

ACUBE INFRASTRUCTURES

*Anirban Kumar Bandyopadhyay*  
Partner

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 day of 14.06.24

*Anirban Kumar Bandyopadhyay*  
ACUBE INFRASTRUCTURES

Partner

Deponent

ATTESTED by me

*S. Mitra*  
S. MITRA  
NOTARY

Regd. No.-5515/08

Identified By Me

*[Signature]*  
Associate

17.4 JUN 2024