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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

91AB 014407

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

NOTARY B. K. NASKAR ALIPORE Regn. No.- 102/2007 GOVERNMENT OF WEST BENGAL

Affidavit cum Declaration

Affidavit cum Declaration of **ASHIM KUMAR DAS AND SABYASACHI GHOSH**, promoter/ partner of **M/S. ASCON**, a partnership firm, having its office at 54/5 Fulbagan road, P.S. Patuli, P.O. Baghajatin, Kolkata 700086 of the proposed project named "PRANTIK" situated at 43/6/31 Jheel road, P.S. Garfa P.O. Dhakuria, Kolkata 700092, District South 24 Parganas, West Bengal, India.

NOTARY B. K. NASKAR ALIPORE Regn. No.- 102/2007 GOVERNMENT OF WEST BENGAL

Sabyasachi Ghosh
Ashim Kumar Das

20 SEP 2023

I, **ASHIM KUMAR DAS (**PAN AEQPD4821C) (AADHAAR No. 6460 5136 9664), son of Late Anil Kumar Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at, 54/5 Fulbagan road, P.S. Patuli, P.O. Baghajatin, Kolkata 700086, promoter,

SABYASACHI GHOSH (PAN ACXPG3973F) (AADHAAR No. 6312 4284 0647), son of Late Prabirendra Nath Ghosh, by faith Hindu, by Nationality Indian, by occupation Business, residing at A/1/27 Ramgarh, P.O. Naktala, P.S. previously Patuli now Netaji Nagar, Kolkata 700047, promoter,

Affidavit cum Declaration of **ASHIM KUMAR DAS AND SABYASACHI GHOSH**, promoter and partner of **M/S. ASCON**, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 me/promoter is 31st October 2025. (31.10.2025)

4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

10 SEP 2023

Ashim Kumar Das Sabyasachi Ghosh

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 utilised 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.

Ashim Kumar Das
Saliyasachi Ghosh
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 20th day of September, 2023

Ashim Kumar Das
Saliyasachi Ghosh
Deponent

L.T.I.(s) Signature (s) of the Executant attested by me on Identification

B. K. NASKAR
Notary, Alipore
Govt. of West Bengal, Regn. No.- 102/2007
Alipore Police Court
Kolkata- 700027

IDENTIFIED BY ME
Hridhim Dey
Advocate

20 SEP 2023