



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 128916



Before the Notary Public  
Govt. of India



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of SRI. SUJIT DAS (PAN NO. ADCPD4170H) (AADHAR NO. 7105 5788 0265), son of Kalachand Das, by faith-Hindu, by Occupation- Business, Nationality-Indian, residing at 48/2, Baguiati, 2<sup>nd</sup> Lane, P.O. & P.S.- Dum Dum, Kolkata- 700 028, proprietor of "AASTHA CONSTRUCTION" and being the promoter of the proposed project.

Cont...P-2

AASTHA CONSTRUCTION  
*Sujit Das*  
Proprietor

09 OCT 2023

26 SEP 2023

34102

No..... ₹10/- Date.....

Name : .....

Address : .....

Vendor : .....

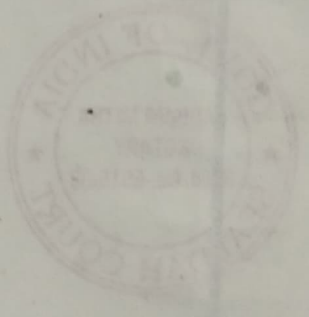
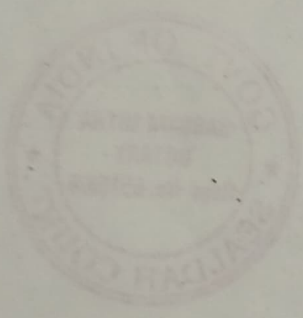
Alipore Collectorate, 24Pgs. (South)

~~SUBHANKAR DAS~~  
STAMP VENDOR  
Alipore Police Court, KOI-27

SUBHRO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta

9188 158416

THE DISTRICT WEST BENGAL



Before the Hon'ble Judge  
Court of India

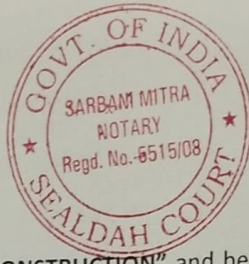
Stamp

Alipore Police Court

Subhankar Das has been appointed as Stamp Vendor for the Alipore Collectorate, West Bengal, for a period of 24 pages (South) at the rate of ₹10/- per page. The appointment is subject to the approval of the Government of West Bengal.

Subhankar Das

01 OCT 2023



I, **SRI. SUJIT DAS**, proprietor of "AASTHA CONSTRUCTION" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **BALAJI ENTERPRISE**, have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land 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 the promoters is

30.04.2026.

4. That seventy per cent of the amounts realised by the promoters 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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

AASTHA CONSTRUCTION  
*Sujit Das*  
Proprietor

09 OCT 2023



9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

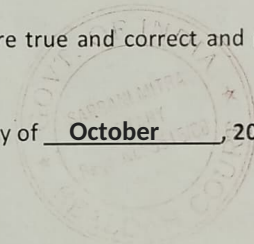
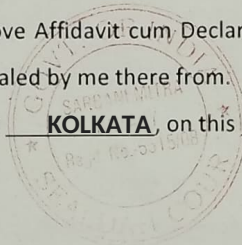
AASTHA CONSTRUCTION

*Sujit Das*  
Proprietor

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Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at KOLKATA, on this 9th day of October, 2023.



AASTHA CONSTRUCTION

*Sujit Das*  
Proprietor

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Deponent  
Identified by me

Solemnly Affirmed &  
Declared Before Me  
On Identification By

*Sm*  
SARBANI MITRA  
NOTARY  
Regd. No.-5515/08

*Subhro Kanti Roy Chowdhury*  
Advocate

SUBHRO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta

09 OCT 2023