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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

78AB-619819



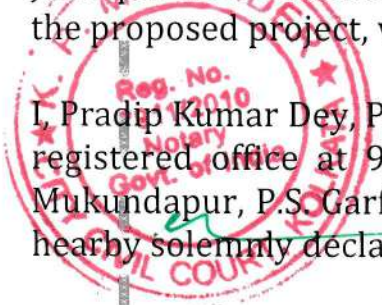
FORM 'B'  
[See rule 3(4)]

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 Mr. Pradip Kumar Dey (AEAPD7576A) son of Late Harendralal Dey, age about 56 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 3, North Purbachal Garden Road, P.O. Haltu, P.S. Garfa, Kolkata, West Bengal- 700078, Partner of the Promoter (**Abasan Kolkata**) of the proposed project "**Ellora Abasan**" situated at Premises Number: 3618, Nayabad, Ward No. 109 under KMC, District - South 24 Parganas, P.S. Purba Jadavpur now Panchasayar, Kolkata 700099 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/01/2024

I, Pradip Kumar Dey, Partner of **Abasan Kolkata** (PAN: AAMFA4040Q, having the registered office at 9, Rupanjali Park (979, Kalikapur Road), Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata- 700099), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



For ABASAN KOLKATA

*Pradip Kumar Dey*  
Partner

15 JAN 2024

15 JAN 2024

1. **(a) Smt. Sayantani Ghosh**, (PAN: BOBPG3399Q), Wife of Sri Debasish Mondal, and daughter of Sri Sudhir Kumar Ghosh, by faith Hindu, by Nationality Indian, by occupation Business, residing at 941, Kalikapur Road, P.O. - Mukundapur, P.S. Garfa, Kolkata - 700099, **(b) Smt. Dolan Champa Pal**, (PAN: AWKPP0122G), Wife of Sri Anil Chandra Pal, and daughter of Sukhamay Das by faith Hindu, by Nationality Indian, by occupation Business, residing at 28B/1A, Rahim Ostagar Road, P.O. Lake Gardens, P.S. Lake, Kolkata - 700045, 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 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 31/12/2024.
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.

For ABASAN KOLKATA

*Dr. Aditya Kumar*  
Partner

15 JAN 2024



9. That, We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.



For ABASAN KOLKATA

*Aradip Karmakar*  
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 15th day of January, 2024



For ABASAN KOLKATA

*Aradip Karmakar*  
Partner

Deponent

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

IDENTIFIED BY ME  
*S. Des*  
ADVOCATE



15 JAN 2024