

2-11/23



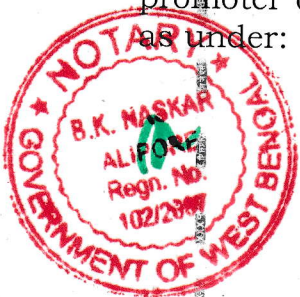
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL FORM 'B' [See rule 3(2)] B.K. NASKAR ALIPORE Regn. No. 102/23097 91AB 296496

DECLARATION, SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

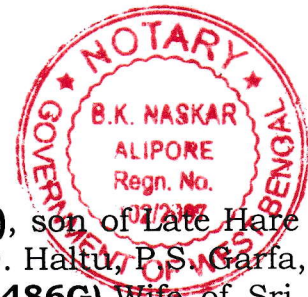
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prodip Kumar Das, (PAN: AHPPD1812P) son of Late Purnendu Shekhar Dasage about 51 years, residing at 1983, Mukundapur Colony, Daspara, Haltu, Kolkata-700078, West Bengal, Director of the promoter (Ashirbad Reality Private Limited) of the proposed project "**Ashirbad Heritage - Phase I**" situated at Premises No. 3847, Nayabad, KMC Ward No. 109, P.O. Panchasayar, P.S. Panchasayar, District - South 24 PGS., Kolkata-700099 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/12/2023.

I, Prodip Kumar Das, Director of the promoter (Ashirbad Reality Private Limited having CIN: U45500WB2016PTC218446 and PAN: AAQCA5059G, registered office at 6B/28, Mukundapur, 1<sup>st</sup> Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



26 DEC 2023



1. **(a) Sri. Kumud Chandra Kar(PAN:AHRPK3122H)**, son of Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitala Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, **(b) Sri Shikhadyuti Kar(PAN: ASCPK8486G)**, Wife of Sri. Kumud Chandra Kar, residing at 129/8, Purbachal Kalitala Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, **(c) Smt. Dipanwita Mishra(PAN: BKFPM9890L)** daughter of Sri Bhaktipada Dash, residing at 69/1, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086 **(d) Smt. Nibedita Mishra(BPCPM1270G)** daughter of Late Pranab Kumar Bhattacharjee residing at 69/1, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, has 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 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.

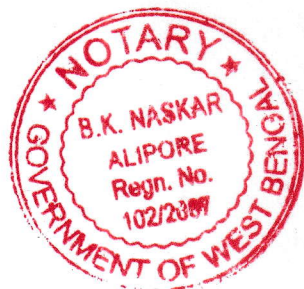
3. That the time period within which the project shall be completed by us/promoter is 31/03/2027.

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.

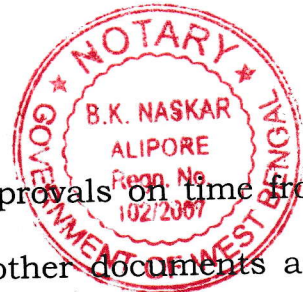
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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.



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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.

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.

ASHIRBAD REALITY PVT. LTD.

Director

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 26/12/2023

ASHIRBAD REALITY PVT. LTD.

Director

Deponent



L.T.I.(s) /Signature(s) of the  
Executive attested by me on 26/12/2023

B. K. NASKAR  
Notary, Alipore  
Govt. of West Bengal, Regn. No. 102/2007  
Alipore Police Court  
Kolkata-700 027

Identified by me

26 DEC 2023