



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
COUNT OF WEST BENGAL



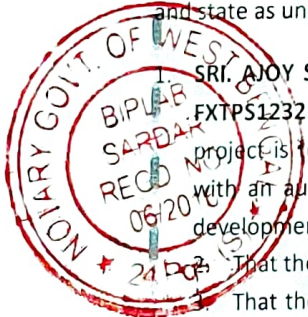
FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI. AJOY SINGH Developer of the proposed project named "SHAKUNTALA II"

SRI. AJOY SINGH promoter of the proposed project do hereby solemnly declare, undertake and state as under:



SRI. AJOY SINGH (Pan no : ALGPS2833N) AND SRI. ABHAY PRATAP SINGH (Pan no : FXTPS1232K) 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.

That the said land is free from all encumbrances.
That the time period within which the project shall be completed by me/promoter is 27TH May, 2027

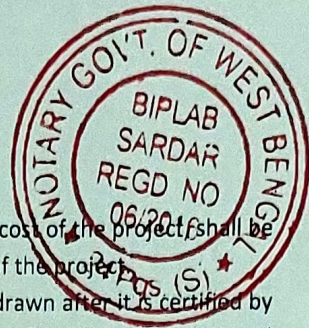
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

Cont.....02 Pages

APPEX CONSTRUCTION
Ajoy Singh
Partner

26 APR 2024

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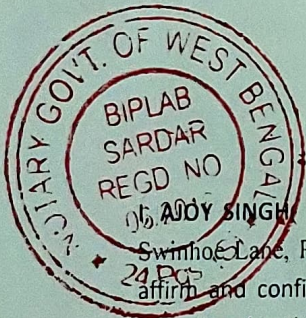
5. That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

APEX CONSTRUCTION

Ajay Singh

Partner

Deponent



AJAY SINGH PAN no : ALGPS2833N) son of Late. Siojee Singh , residing at 65A/12, Swinhol Lane, Post Office : Kasba, Police Station : Kasba, Kolkata – 700 042, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at Day of April, 2024.

APEX CONSTRUCTION

Ajay Singh

Partner

Advocate

Solemnly Affirmed & Declared before me on Identification

BIPLAB SARDAR,
NOTARY
 Regd. No 06/2016
 Govt. Of W Bengal

Nabataran Mukhopadhyay
Advocate
 Allpore Police Court
 Enri No -WB/2037/1998

IDENTIFIED BY ME

[Signature]
Advocate

26 APR 2024