



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

83AB 449796



FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Narayan Pal**, duly authorized by the promoter of the proposed project "AABHARANA", vide his authorization dated 05/10/2023.

I, **Mr. Narayan Pal**, duly authorized by the promoter of the proposed project "AABHARANA", do hereby solemnly declare, undertake and state as under:

1. **Sri Ravi Chourasia** 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 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.

11 OCT 2023

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-5584/08
Bldhannagar Court
Dist.-North 24 Pgs

3470

20 SEP 2023

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তার

স্থল

জেতার নাম ও পতা

স্ট্যাম্প ভেত্তার স্বাক্ষর

বিধান নম্বর (সলটলেক সিসি এ ডি এস আর ও

মোট স্ট্যাম্প ক্রয় তা

চালান নং

মোট কত টাকা বরিশ

টেকারী-বারাকপুর, ভেত্তার-মিতা লক্ষ

Mr. Dilip Hom Chaudhury

Advocate

High Court, Kolkata

4 SEP 2023

998000



FORM B

[see Rule 3(a)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narayan Pal, duly authorized by the promoter of the proposed project "AABHARANA", vide his authorization dated 05/10/2023.

I, Mr. Narayan Pal, duly authorized by the promoter of the proposed project "AABHARANA", do hereby solemnly declare, undertake and state as under:

I, Sri Ravi Choudhary, 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 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.

ATTESTED
S. CHAUDHURY
KOLKATA
GOVT. OF INDIA
High Court of West Bengal
Kolkata
Dist. No. 24/99

11 OCT 2023

83AB 449796

WEST BENGAL



3. That the time period within which the project shall be completed by me/promoter is **06.08.2025**.
4. That seventy percent 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.
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.

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 11th Day of October, 2023.

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6534/08
Bidhanagar Court
Dist.-North 24 Pgs

11 OCT 2023

Identified by me

Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

J. N. TOWER

Partner

Deponent