

BEFORE THE NOTARY
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक



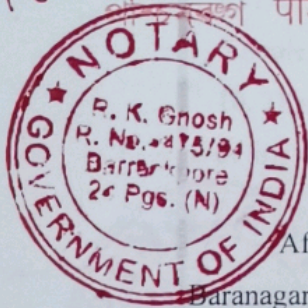
INDIA NON JUDICIAL

18

19 JUN 2023

पश्चिम बंगाल WEST BENGAL

80AB 328522



AFFIDAVIT- CUM-DECLARATION

(under FORM -'B' of RERA rule 3(4))

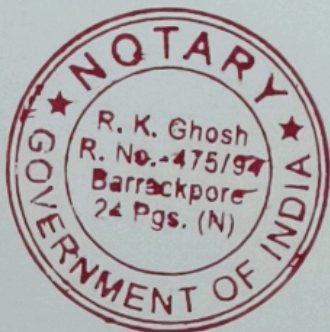
Affidavit-cum-Declaration of M/s. A.R CONSTRUCTION of 153/1, Po-ISI, PS-Baranagar, Kolkata-700108 Promoter of the proposed project at 5/2 & 5/3, M.M. Feeder Road, PS-Belgharia PO-Ariadaha-700057 under Kamarhati Municipality, North 24 Parganas do hereby solemnly declare, undertake and state as under:

1. That, WE the Promoter have a legal title to the land on which the development of the project is proposed 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 is 07.02.2025.
4. That, seventy per cent of the amounts realized 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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Amil Das Gupta

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time from the competent authorities.
9. That, We the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We the 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.



Ratan Biswas Amit Dasgupta Deponents ✓

1. Mr. Ratan Biswas
2. Mr. Amit Dasgupta
(both are partners of M/s A.R.Construction)

Verification

We the deponent above, do here by verify the contents of our above Affidavit cum Declaration which are true and correct to the best of my knowledge and we have not concealed any material facts.

Verified on this 17th day of JUNE-2023.

Ratan Biswas Amit Dasgupta Deponents ✓

1. Mr. Ratan Biswas
2. Mr. Amit Dasgupta
(both are partners of M/s A.R.Construction)

**SOLEMNLY AFFIRMED AND
DECLARED BEFORE ME ON
IDENTIFICATION**

ON.....19 JUN 2023

Ranjit Kumar Ghosh

RANJIT KUMAR GHOSH NOTARY
GOVT. OF INDIA, REGD. NO. 475/94

19 JUN 2023

Identified by me
Sangita Ghosh

Advocate
Smt. Sangita Ghosh
High Court, Calcutta

19/6/23