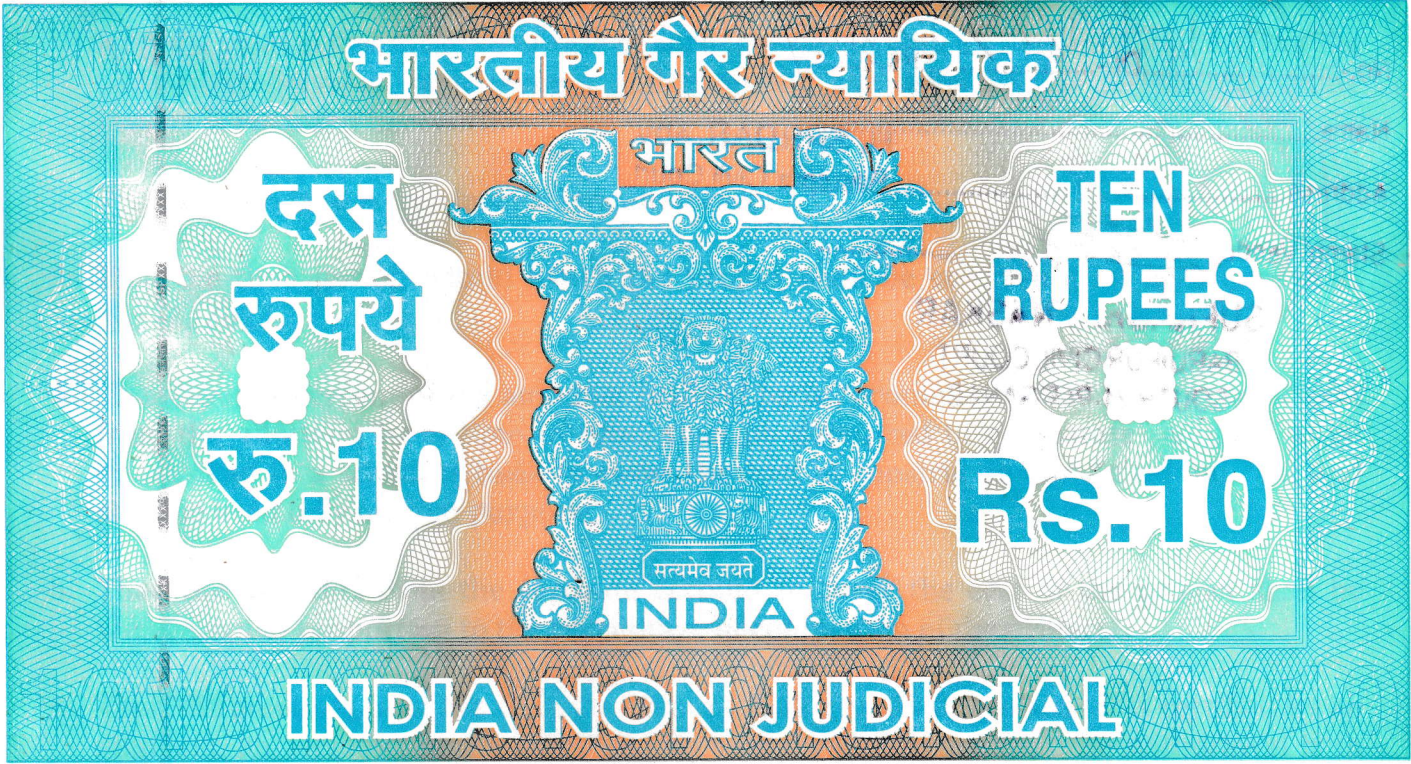


SL. NO..... 30



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 730065

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. Ranjan Bhattacharya (PAN-ADYBP9012C) Son of Late Anil Chandra Bhattacharya, age about 70 Years, by Faith Hindu, by Nationality Indian, By Occupation Business, residing at P-1, Raipur, P.O. Garia & P.S.- Patuli, Kolkata - 700084, Proprietor of the Promoter (**A.R. Enterprise**) of the proposed project "**Anupama Apartment**" situated at Premises No.-190, Ashoke Road, Ward No. 101 under K.M.C, P.O. Garia, P.S. -Patuli, Dist.- South 24 Parganas, Kolkata - 700084, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/12/2023.

I, Ranjan Bhattacharya, Proprietor of **A.R. Enterprise** (having the registered Office at 38, New Raipur, Mailing Address: P-1, Raipur Ramgarh, P.O. Garia, P.S. -Patuli, Dist.- South 24 Parganas, Kolkata - 700084), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Mr. Amitava Sengupta**, (PAN-GALPS8511K) Son of Late Sudhansu Kumar Sengupta, by Religion- Hindu, by Nationality - Indian, by Occupation - Retired Person, residing at P-85, New Raipur P.O. Garia, P.S Patuli, Kolkata - 700084, has a legal title to the land on which the development of the project is proposed is to be carried out

AND

M/S. A. R. ENTERPRISE

Ranjan Bhattacharya
Proprietor;

11 DEC 2023

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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 30/12/2025.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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, 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 utilized 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.

M/S. A. R. ENTERPRISE

Rajen Bhattaraj

Proprietor

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 December, 2023

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta

Reg. No. 7911/2010 Govt. of India

M/S. A. R. ENTERPRISE

Rajen Bhattaraj

Proprietor

Deponent

IDENTIFIED BY ME
S. Das

11 DEC 2023

ADVOCATE

