

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL



कोलकाता बंगाल WEST BENGAL



FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Amitava Singha Roy being the authorised signatory of Promoter (ASR PROJECTS AND VENTURES LLP) duly authorized by the Promoter of the proposed Project (PRANTIK) located at 46/2, Sri Ram Thakur Road (Formerly Jadavpur Central Road), Kolkata - 700032, vide its/their authorization dated 24/04/2023.

I, Mr. Amitava Singha Roy, duly authorized by the promoter of the proposed Project (PRANTIK) do hereby solemnly declare, undertake and state as under:

1. SMT. LILLY DEY, SHRI PRITAM JYOTI DEY, and SMT. PRIYANKA DEY being the Land Owners has a legal title to the land on which the development of the proposed Project (PRANTIK) is to be carried out

AND

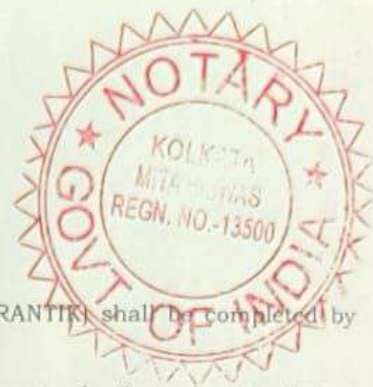
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate Project (PRANTIK) is enclosed herewith.

2. That the said land is free from all encumbrances.

12 SEP 2023

ASR PROJECTS AND VENTURES LLP

Amitava Singha Roy
Authorised Signatory



3. That the time period within which the Project (PRANTIK) shall be completed by promoter is 31/07/2026.
4. That seventy per cent of the amounts realised by promoter for the real estate Project (PRANTIK) 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 That the amounts from the separate account, to cover the cost of the Project (PRANTIK), shall be withdrawn in proportion to the percentage of completion of the Project (PRANTIK).
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 (PRANTIK).
7. That 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 (PRANTIK) have been utilised for the Project (PRANTIK) and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project (PRANTIK).
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

ASR PROJECTS AND VENTURES LLP

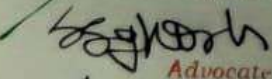
 Authorised Signatory
 Deponent

Verification

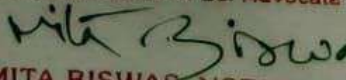
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.


Verified by me at Kolkata on this 11th day of September 2023.

Identified by me


 Advocate
 F/578/98

Solemnly Affirmed & Declared Before
 me on Identification of Ld. Advocate


 MITA BISWAS, NOTARY
 Govt. of India, Regd. No -13500

ASR PROJECTS AND VENTURES LLP

 Authorised Signatory
 Deponent

12 SEP 2023

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