



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 041933



Before the Notary of  
Alipore Judges Court,  
Calcutta-27



**FORM - A**

(Declaration supported by An Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)

**AFFIDAVIT CUM DECLARATION**

Affidavit Cum Declaration of Mr. SOURAV ROY, promoter of the proposed / on - going project.

I, Mr. SOURAV ROY, son of Sri Subrata Roy, Partner of UST CONSTRUCTIONS as promoter of the on - going / proposed project ( 189, Kabi Guru Sarani, WARD - 118, District - South 24 Parganas ) do hereby solemnly declare undertake and state as under -

**UST Constructions**

*Sourav Roy*  
**Partner**

27 OCT 2023

21 SEP 2023

NO. 3488 DATE 10/9/23

NAME.....

ADDRESS.....

UST CONSTRUCTIONS  
87/1, S. N. ROY ROAD,  
KOLKATA-700038

ALIPONE JUDGES COMM.  
A. K. SAMI, PATI

STAMP VENDOR  
*[Handwritten signature]*

SIGNATURE




*[Faint handwritten text]*



UST Constructions

Printed



- 
1. That I have a legal title to the land on which the development of the project is carried out and a legally valid document of title of such land along with an approved copy of the Agreement between such owners and promoter for development (Development Agreement dated 12<sup>th</sup> May, 2022 with the Developer herein with the terms and conditions stipulated therein and the said Development Agreement was duly registered in the Office of the District Sub Registrar - II at Alipore and recorded in Book No 1, Volume No 1602 - 2022, pages from 229133 - 229185, being No. 160206039 for the year 2022 of the said Real Estate Project.
  2. That I have also entered into with the owners of the land a Registered a Development Power of Attorney dated 12<sup>th</sup> May, 2022 in respect of the said property and the said development power of attorney was duly registered in the Office of the District Sub Registrar - II at Alipore and recorded in Book No 1, Volume No. 1602 - 2022, pages from 229110 - 229132, being No. 160206063 for the year 2022 of the said Real Estate Project.
  3. That the said land is free from all encumbrances.
  4. That the time period within which the project shall be completed by me is 31<sup>st</sup> Day of December, 2025.
  5. That Seventy per cent of the amount realised by me 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.
  6. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
  7. That the amounts from the separate account shall withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practise that the withdrawal is in proportion to the percentage of completion of the project that I shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practise 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 shall take all the pending approvals, if any, on time from the competent authorities.
  9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
  10. That I shall not discriminate against any allottee at any time of allotment of any apartments on any ground.
  11. That I shall abide by the provision contained in Section 17 of the said Act read with clause (n) of section 2 relating to "common Areas

**UST Constructions**

*Lawrence*  
Partner

DEPONENT



27 OCT 2023



VERIFICATION



The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 27<sup>th</sup> day of October, 2023.

UST Constructions

*[Handwritten Signature]*  
Partner

DEPONENT

Signature (s) Executed (s)  
attested on identification  
at Alipore Judges Court,  
Cal-700027, under Notary's  
Act, 1952

*[Handwritten Signature]* 27/10/23

R. M. ROY  
Notary, Govt of West Bengal.  
Regd. No. - 10/94

Identified by me

*[Handwritten Signature]*  
Attestation  
*[Handwritten Signature]*



27 OCT 2023

