

[1] 2-80/23

भारतीय गैर न्यायिक

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रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

NOTARY PUBLIC
WEST BENGAL
1. 700144

Sujit Kr. Chakraborty
Baruipur Sub-Division
Regd. No.-035/2022
South 24 Pgs.
Expiry Date
17-04-2027
134788
GOVERNMENT OF WEST BENGAL

Form-'B'

Under Rule 3(4) of West Bengal Real Estate (Regulation and Development) Rules, 2021

AFFIDAVIT CUM DECLARATION

I, **HAFIJUL MONDAL**, son of Late Dinmahammad Mondal, residing at Kandarpapur, Garia, Post Office - Garia, Police Station Sonarpur, Kolkata - 700084, District - South-24 Parganas, being the director and also authorized signatory of the **M/S. ONXY DEVCONS PVT LTD**, a PVT LTD company having its registered office at Ayesha Masjid 691 Kandarpapur Garia, Post Office - Garia, Police Station- Sonarpur, Kolkata - 700084, the Developer of the project Christened "**ASQA APARTMENT**", being Holding No. 606 UTTAR FARTABAD, GARIA, Kolkata-700084, District- South 24 Parganas, do hereby solemnly declare, undertake and state as under:

NOTARY
Sujit Kr. Chakraborty
Baruipur Sub-Division
Regd. No.-035/2022
South 24 Pgs.
Expiry Date
17-04-2027
GOVERNMENT OF WEST BENGAL

29 NOV 2023

No. 11624 Date 30/9/23
Name.....
Address.....
Value.....
Vender.....

H. SARDAR
Advocate
Baruipur Civil & Criminal Court

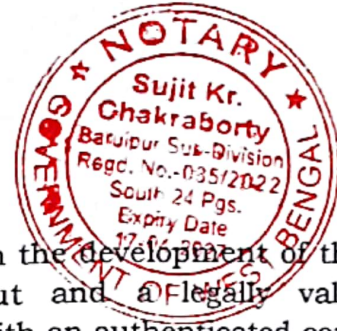
SAHABUDDIN GAZI
Baruipur Civil & Criminal Court



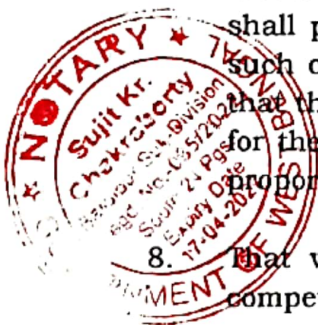
Form-B
(Section and Development Rules, 1974)
(Sub-section 3M) of West Bengal Real Estate

STATEMENT OF DECLARATION

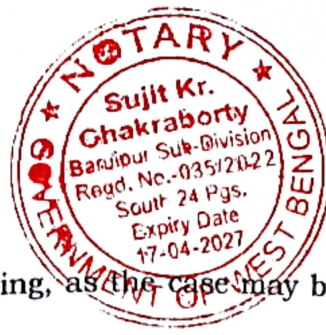
I, HABIBUL MONDAL, son of Late Jamunamond Mondal, residing at Kanchipur, Garia, Post Office - Garia, Police Station - Kanchipur, Kolkata - 700084, District - South-24 Parganas, being a partner and also managing partner of the M/S. CRKY DEVELOPERS PVT LTD, a PVT LTD company having its registered office at 10, 11 and 12, 1st and 2nd floors, the West Bengal State Capital Building, Sector - 1, Salt Lake, Kolkata - 700064, have hereby declared that the above mentioned property is not a restricted property as defined in sub-section 3M of the West Bengal Real Estate Regulation Act, 1958.



1. We have 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 the agreement between such owner/s 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 14/10/2025 as per sanctioned building plan vide plan no. 125/C3/28/45 dated 29/06/222, duly sanctioned by the Rajpur – Sonarpur Municipality.
4. That seventy percent of the amounts realized by us 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 we 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 shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of



29 NOV 2023



allotment of any apartment, plot or building, as the case may be, on any grounds.

Hafizul Monel
Deponent

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 _____ on this _____ day of _____, 2023.

[Handwritten signature]

Deponent

29 NOV 2023

Identified by me

[Handwritten signature]
Advocate



Solemnly declared and affirmed before me on identification under the Notary Act.

[Handwritten signature]
SUJIT KUNAR CHAKRABORTY
NOTARY PUBLIC
Regd. No.- 035/2022
Govt. of West Bengal