



পাশ্চাত্তম পশ্চিম বঙ্গাল WEST BENGAL

85AB 542060



FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

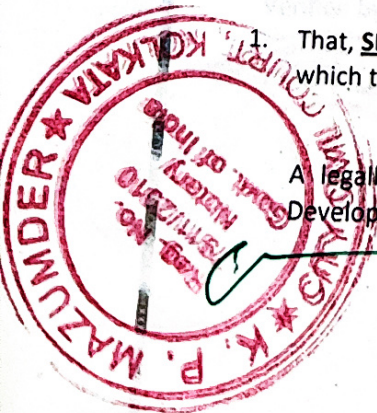
Affidavit cum Declaration of ATTREYO DAS, S/O ARGHYA DAS, RESIDING AT 132, MADURDAHA, PO- E.K.T.P., PS-ANANDAPUR, DISTRICT-SOUTH 24 PARGANAS, KOLKATA-700107, DESIGNATION - PROPRIETOR, APARNITA REALTY, promoter of the proposed project;

I, ATTREYO DAS, S/O ARGHYA DAS, RESIDING AT 132, MADURDAHA, PO- E.K.T.P., PS-ANANDAPUR, DISTRICT-SOUTH 24 PARGANAS, KOLKATA-700107, DESIGNATION - PROPRIETOR, APARNITA REALTY, promoter of the proposed project; do hereby solemnly declare, undertake and state as under:

1. That, SIMA BHATTACHARJEE ALIAS SIMA RANI BHATTACHARJEE 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 of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.



11 JUL 2024

106 JUN 2023

Sl. No. 188 Date Rs. 101/-

Name D. Chowdhury
Advocate

Address Alipore Judges' Court, Kol-27

Vendor *Swarup Chandra*

SWARUP CHANDRA
Alipore Judges' Court, Kol-27

06 JUN 2023

2.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 11/04/2028.
4. That seventy percent of the amount realised by me/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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.



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 _____ Day of July 2024.

Solemnly Affirmed & Declared
Before me on Identification

APARNITA REALTY

Attorneys Dar
Proprietor

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

Reg. No. 7911/2010 Govt. of India

Deponent



IDENTIFIED BY ME

S. Das

ADVOCATE

11 JUL 2024