



पश्चिम बंगाल WEST BENGAL

59AB 693362

FORM 'B'

[See Rule 3(4)]

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

Affidavit cum Declaration

H.R. SLNO. 21813
DATE... 02 MAY 2024

Affidavit cum Declaration of NANI GOPAL DAS, S/O LATE NARAYAN CHANDRA DAS, RESIDING AT NIBEDITA PLACE, TAKI ROAD, PO & PS- BARASAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700124, DESIGNATION – PARTNER, A.G. ASSOCIATES, promoter of the proposed project;

I, NANI GOPAL DAS, S/O LATE NARAYAN CHANDRA DAS, RESIDING AT NIBEDITA PLACE, TAKI ROAD, PO & PS- BARASAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700124, DESIGNATION – PARTNER, A.G. ASSOCIATES, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

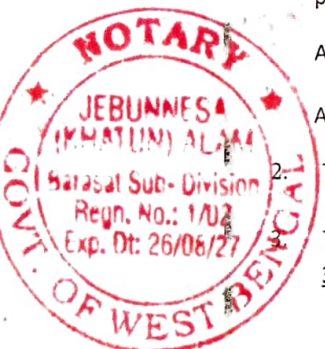
1. That, A.G. ASSOCIATES have a legal title to the land on which the development of the proposed project is to be carried out,

AND

A legally valid authentication of title of such land of the real estate project is enclosed herewith.

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

That the time period within which the project shall be completed by me/promoter is 31/12/2027.



02 MAY 2024

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01 OCT 2021

No.....RS. **10/-** Date.....

Name:.....

Address:.....

Vendor:.....

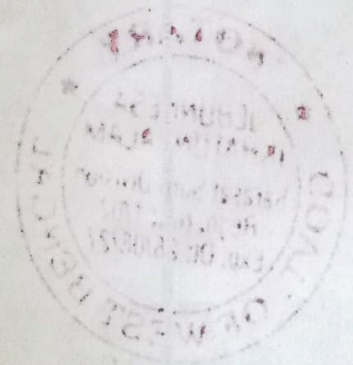
Alipur Collectorate, 24 Pgs. (S)

SUSHANKAR DAS

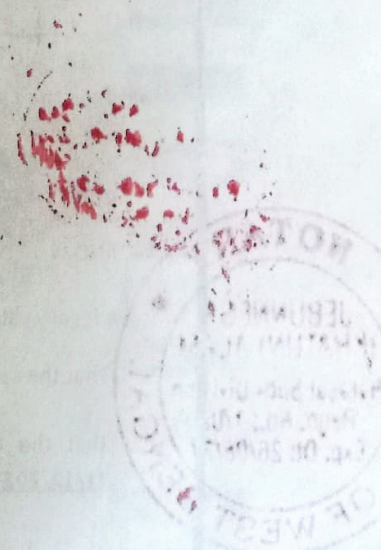
STAMP VENDOR

Alipur Police Court, Koi-27

A. G. ASSOCIATES
Builder & Developer
Nivedita Place, Taki Road
Barasat, Kolkata - 700124



Handwritten text in Bengali, possibly a date or reference number, located below the circular stamp.



05 MAY 2021

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

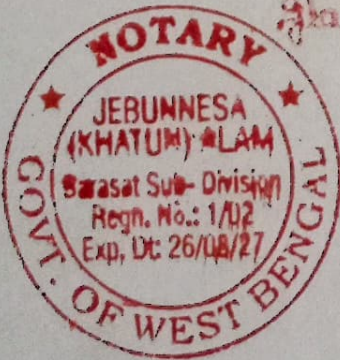
Verified by me at _____ on this _____ Day of _____, 2024.

A. G. ASSOCIATES

[Signature]

Partner

Deponent



solely affirmed on 02/05/24
 by the party being duly identified by
 Advocate *[Signature]*
 This document contains
 signatures and is checked by
 Notary Clerk *[Signature]*

identified by
Rabindra Nath Das
 Advocate
 2.5.24

[Signature] 02/05/24
 Debannesa Alam
 Notary Public, Barasat
 No. 24 Pgs., REGN No. 1/02

02 MAY 2024