

51-84129



পশ্চিমবঙ্গ
BEFORE THE NOTARY PUBLIC AT BARUIPUR
KOL-144 GOVT. OF WEST BENGAL

পশ্চিমবঙ্গ WEST BENGAL 92AB 089484

NOTARY
Md. Rafiuddin
Laskar
Baruipur Sub-Division
Regd. No.-011/2022
South 24 Pgs.
Expiry Date
17-04-2027
GOVERNMENT OF WEST BENGAL

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr.Sukanta kumar Mondal Authorized Person/Authorized Signatory Of the proposed project (AASHRAY SHINE) /duly authorized by the promoter of the proposed project vide their authorization dated 25/04/2023 :

I, Sukanta Kumar Mondal Son of Subir Mondal aged 50 R/O Dhalua Paschim para , Dhalua , kol-152 authorized signatory of the proposed project (AASHRAY SHINE) / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That the landowner name is SRI TARUN KUMAR MALLIK, son of- Late Tarapada Mallik, residing at- 16, Nivedita Sarani, P.O. Panchpota, P.S.- Narendrapur, Kolkata- 700152.

That promoter have a legal title to the land on which the development of the project is proposed.

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

3. That the time period within shich the project or phase thereof ,as the case may be,shall be complete by promoter is 3 years.(with in 31/12/2025)

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05 AUG 2024

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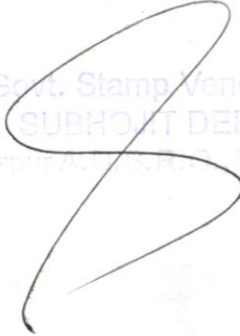
07 DEC 2023

S.L. No..... Date.....
Name.....
Address.....
Value..... **10/-**

Bhabani Biswas
Advocate
Baruipur Civil Court

Govt. Stamp Vender
SUBHOJIT DEB

Stamp No. KOL-150



4. That Seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 account audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement or accounts 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/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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

10. That I/promoter shall not discriminate on the basis of caste, religion, region, language, sex, or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

S. P. CONSTRUCTION

Sukanta Kumar Mondal

Partner

Deponent

Verification

I Sukanta kumar Mondal Son of Subir Mondal aged 50 years R/o Dhalua, kol-152 do hereby verify that the contents in para no.1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on this *5th* day of *August* 2024



Signature Attested
On Identification

[Signature]

MD. RAFIUDDIN LASKAR
NOTARY
Baruiipur Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal

Deponent

S. P. CONSTRUCTION

Sukanta Kumar Mondal

Partner

Identified by me

[Signature]
Advocate

05 AUG 2024