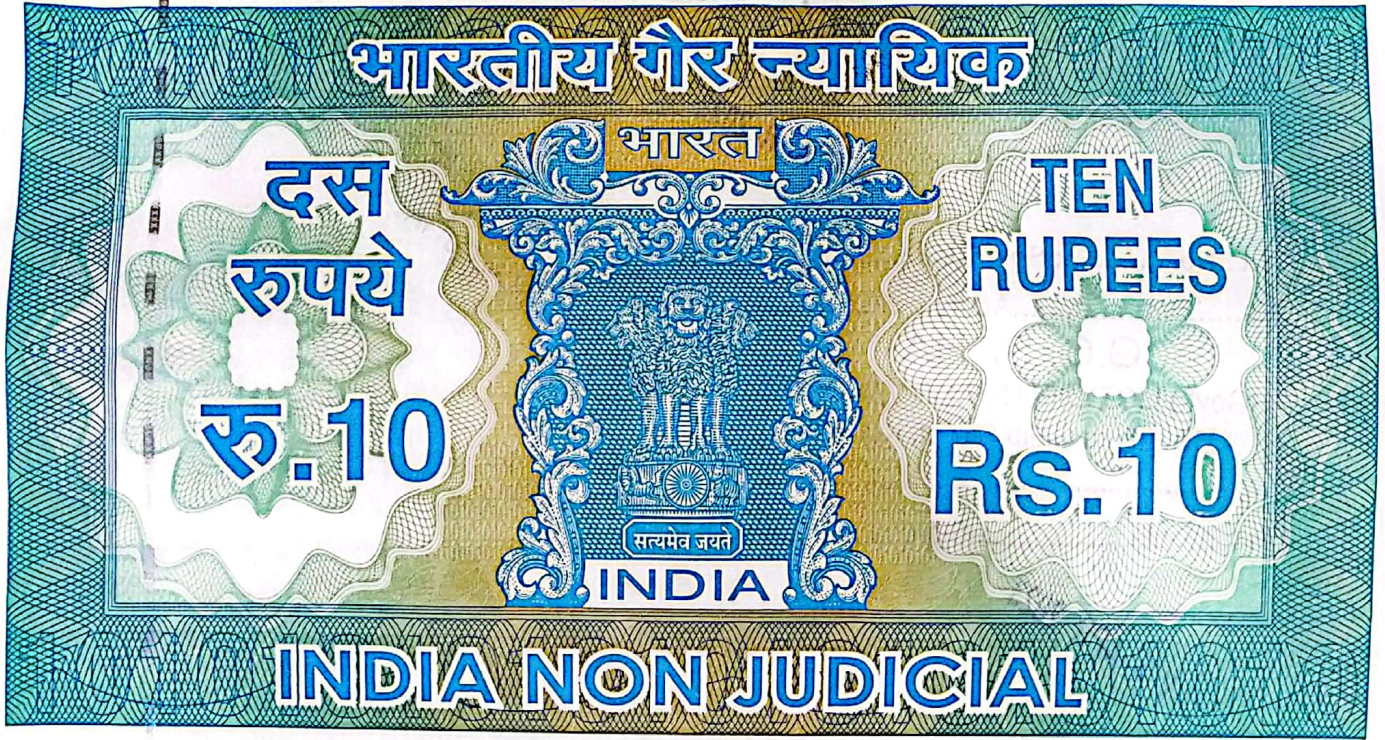


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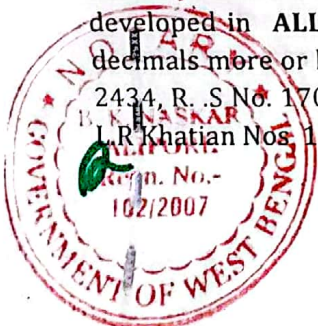
**FORM -B**

(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 Avijit Naskar, Promoter of the proposed/ on- going project.

I, Mr Avijit Naskar son of Sri Jay Ram Naskar, by Nationality Indian, by Faith Hindu, by Occupation -Business (Director of M/s Deeshari Projects Private Limited) as Promoter/Builder of the proposed project known and named as "DEESHARI PALM VILLA", Police Station- Sonarpur, Kolkata 700103 ,District -South 24 Parganas ) ,to be developed in **ALL THAT** piece and parcel of Bastu land measuring an area about 280 decimals more or less, comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos 1062 & 2434, R. S No. 170, R.S (Hal) Khatian Nos. 143, 227, 96,149, 219 & 267 corresponding to L.R Khatian Nos 1277 forming part of R.S & L.R Dag Nos. 532, 533, 534,535, 538 & 540,

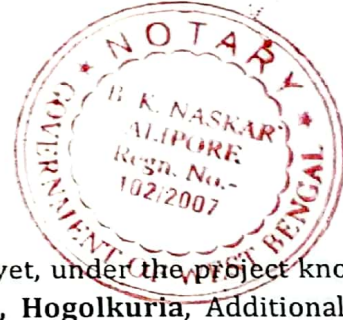


14 JUL 2023

Deeshari Projects Pvt. Ltd.

Director





with in the local limit of Banhooghly No 1 Gram Panchayet, under the project known and named as "DEESHARI PALM VILLA" at Holding No 620, Hogolkuria, Additional District Sub Registrar at Sonarpur Police Station- Sonarpur, Kolkata -700103, within the District of South 24 Parganas , do hereby solemnly declare undertake and state as under-

1. That I have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Agreement between such owner and promoter for development ( Registered Development Agreement dated 15<sup>th</sup> March, 2023 , Being No.3805 for the year 2023 registered in the office of the Additional Registrar of Assurances-IV at Kolkata ) of the real estate project .

2. That I have also entered into with the owner of the land a Registered a Development Power of Attorney dated 15th March,2023 ( Registered Development Power of Attorney Being No.3819 for the year 2023 , registered in the office of the Additional Registrar of Assurances-IV at Kolkata ) of the real project.

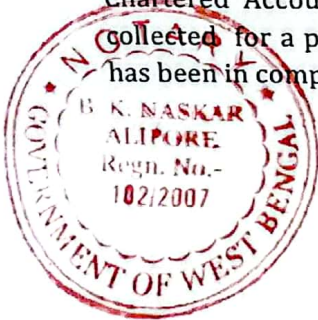
3. That the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by me is 31st day of December, 2027 .

5. That 70% (Seventy per cent ) of the amount realized 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 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.

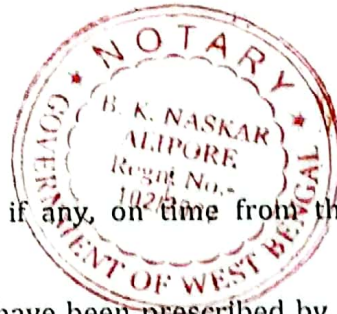
7. That the amounts from the separate account shall withdrawn after it is certified by an Engineer , an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I shall get the accounts audited within six months after the 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.



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Deeshari Projects Pvt. Ltd.

Director



- 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.

Deeshari Projects Pvt. Ltd.

*[Signature]*  
 Director  
**DEPONENT**

**VERIFICATION**

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

Verified by me at Kolkata on this 14<sup>th</sup> day of July, 2023.

Deeshari Projects Pvt. Ltd.

*[Signature]*  
 Director  
**DEPONENT**

*Identified by me  
 Bibhas Kumar Choudhary  
 Advocate, Patuli Hoque Court  
 NB/733/1995*



Solemnly Affirmed & Declared Before me on Identification

*[Signature]*  
 B. K. NASKAR, Notary  
 Alipore Police Court, Kol.-27  
 Regd. No.- 102 / 2007  
 Govt. of West Bengal

**14 JUL 2023**