

श्चम बगाल WEST BENGAL

91AB 902435

Before the Notary Public at Raiganj, Uttar Dinajpur

## AFFIDAVIT CUM DECLARATION

FORM "B" [See rule 3 (4)1]

Affidavit cum Declaration of ARSAD HOSSAIN SARKAR, S/O. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed, residing at West Kamajora, P.O. - Kamajora, P.S. - Raiganj, Dist. - Uttar Dinajpur, West Bengal, PIN - 733130 Promoter of the proposed project ARMAN TOWER duly authorized by the promoter of the proposed project

I, ARSAD HOSSAIN SARKAR, S/O. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed, residing at West Kamajora, P.O. - Kamajora, P.S. - Raiganj, Dist. - Uttar Dinajpur, West Bengal, PIN - 733130 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That ARSAD HOSSAIN SARKAR, S/O. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed have / has a legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real / estate project is enclosed herewith.

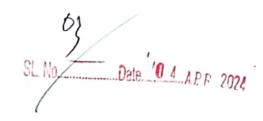
- 2. That the said land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by me/ promoter is 31/10/2026.

stemnly affirmed before me identification.

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SUBRATA BASAK Advocate Bidrohi More, Raiganj, U/D.





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That seventy per cent of the amounts realized 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 the purpose.

- That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.
- That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/ promoter shall get the accounts audited within six months after the end of every financial year by a charted accountant in practice, and shall produce a statement of accounts duly certified and singed by such charted 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.
- That I/ promoter shall take all the pending approvals on time, from the competent authorities.
- 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.

ARSAD HOSSAIN SARKAR

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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 on 04/04/2024

ARSAD HOSSAIN SARKAR

Deponent

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SUBRATA BASAK Advocate

Bidrohi More, Raiganj, U/D.