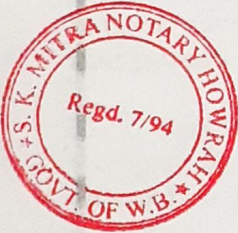


SL No D-1378/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

94AB 531136



BEFORE THE NOTARY PUBLIC  
HOWRAH

**FORM - B**  
[See rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

of

UROOJ, the promoter represented by its sole proprietor, Mr. Md Azam Khan, of the proposed project "THE UROOJ TOWER"

I, **MD AZAM KHAN** the sole proprietor of the promoter company of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the Legal heirs of Late Abdul Salam Khan, namely (a) Nishat Salam, (b) Amreen Salam, (c) Mubasshir Salam Khan, & (d) Simran Salam have legal title to the land on which the development of the proposed project is to be carried out.

30 APR 2024

For UROOJ  
Md. Azam Khan  
Proprietor



চেম্বিক নং 7346 তারিখ 20/03/24

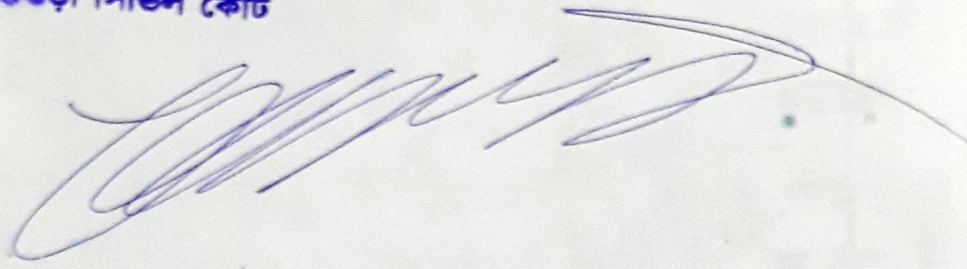
ঠিকানা

নাম

বিক্রয়

Unooj  
কলিকতা

সোয়া সী স্ট্যাম্প ডেভেলপার  
হাওড়া সিভিল কোর্ট



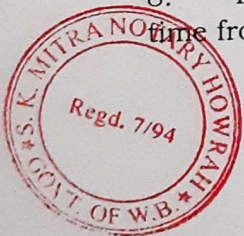


AND

2

A legal valid authentication of title of such land along with and authenticated copy of the agreement between such owner and promoter for development of the real estate projects 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 the promoter company is 15-03-2029.
4. That seventy percent of the amount realized by the promoter company 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 shall be use 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter company 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 be utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter company shall take all the pending approvals on time from the competent authority.



30 APR 2024

For UROOJ  
Md. Azam Khan  
Proprietor



9. That the promoter company have furnished such other documents as have been prescribed by the rule and regulations made under the act.

10. That the promoter company shall not discriminate against any allottee at the time of allotment of any shop or flat as the case may be on any ground.

For UROOJ  
Md. Azam Khan  
Proprietor

**D E P O N E N T**  
For, UROOJ

**VERIFICATION**

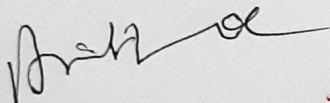
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 30<sup>TH</sup> day of APRIL, 2024.

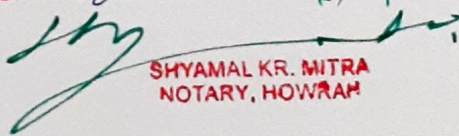
For UROOJ  
Md. Azam Khan  
Proprietor

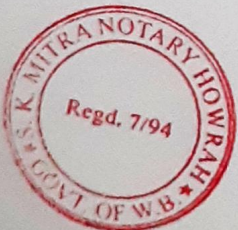
**D E P O N E N T**  
For, UROOJ

Identified by me,

  
Advocate

SOLEMNLY AFFIRMED BEFORE ME  
ON md. Azam Khan  
WHO IS IDENTIFIED BY Azif  
De ADVOCATE  
ON THIS 30<sup>TH</sup> DAY APR 2024

  
SHYAMAL KR. MITRA  
NOTARY, HOWRAH



30 APR 2024