

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 649281

FORM 'B'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER



Affidavit cum Declaration

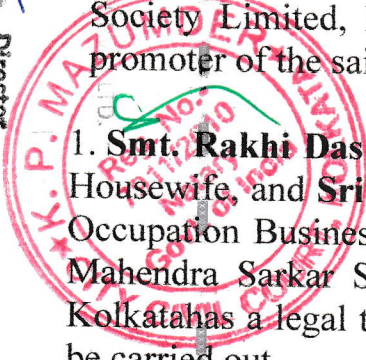
Affidavit cum Declaration of Mr. Sanjib Podder, (PAN: AFTPP4576N) son of Late Sukhendra Lal Podder, age about 43 years, residing at P-57, SEC-B, Canal South Road, Metropolitan Housing Society, Dhapa P.O. South Twenty Four Parganas, West Bengal - 700105, Director of the promoter (Kasak Abasan Private Limited) of the proposed project "1553 Survey Park" situated at Premises No. 1553, Survey Park, Hiland Park, KMC Ward No. 109, P.S. Purba Jadavpur, District- South 24 Parganas, Kolkata-700075 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16/05/2023;

I, Sanjib Podder, Director of the promoter (Kasak Abasan Private Limited) having its registered office at P-59, Sec-A, Canal South Road, Metropolitan Co-Operative Housing Society Limited, Kolkata - 700105) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. **Smt. Rakhi Das** (PAN-AMOPD6209Q), wife of Khagendra Nath Das, by Occupation Housewife, and **Sri Shreyojit Das** (PAN- EKAPD8288R) son of Khagendra Nath Das, by Occupation Business, both by faith Hindu, by Nationality Indian, both are residing at 1, Mahendra Sarkar Street, P.O. Bowbazar, P.S. Bowbazar, Kolkata - 700012, District - Kolkata has a legal title to the land on which the development of the proposed project is to be carried out

16 MAY 2023

Sanjib Podder
Director



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 us/promoter is 30/12/2025.

4. That seventy percent of the amounts realised by us/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 schedule 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.

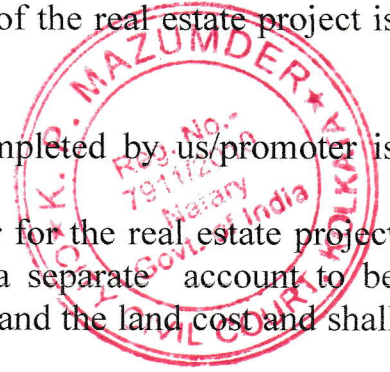
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



KASAK ABASAN PVT. LTD

[Signature]
Director

Deponent

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 16th day of May, 2023



Signature Attested
on Identification

[Signature]
K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No.-7911/2010 Govt. of India

IDENTIFIED BY ME

[Signature]
ADVOCATE

16 MAY 2023

[Vertical signature]
Director