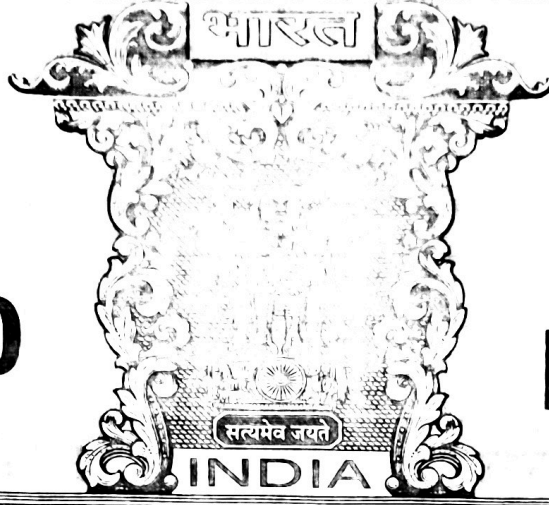


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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVT OF WEST BENGAL



Form-'A'

Under Rule 3(2) of West Bengal Housing

Industry Regulation Rules, 2018

**AFFIDAVIT CUM DECLARATION**

**WE, Arindam Chowdhury**, son of Snatak Ranjan Chowdhury residing at Village - Hasanpur, P.O.- Champahati, P.S.- Sonarpur, District - South 24 Parganas and **Suman Dasgupta**, son of Himansu Dasgupta, residing at Village & P.O.- Champahati, P.S.- Baruipur, being the partners of the **A. S. Construction**, a Partnership Firm having its registered office at



19 JAN 2021



Khirstala, P.O. & P.S.- Sonarpur, having PAN – ABEFA8697G, the Developer of the project Christened “**ANNADA KUNTI BHABAN**” being Holding No.-172, Gorkhara, Rajpur-Sonarpur Municipality, Ward No.-11, P.S.- Sonarpur District South 24 Parganas, do hereby solemnly declare, undertake and state as under:

1. We have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner/s 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 project will be completed by us as per sanctioned building plan vide Plan No. 301/CB/11/06 duly sanctioned by Rajpur-Sonarpur Municipality, South-24 Parganas.
4. That seventy percent of the amounts realized by us 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5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

18 9 JAN 2021



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.

7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

A. S. CONSTRUCTION  
*Suman Dasgupta*  
 Partner

A. S. CONSTRUCTION  
*Arindam Chowdhury*  
 Deponent Partner

### 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 at Baruiapur on this 19th day of January,  
 2021



Signature(S) Attested  
 On Identification

*M. Dasmondal*

M. DASMONDAL  
 NOTARY

Baruiapur Civil & Criminal Court  
 Regd. No. - 34/2002  
 Govt. of West Bengal

Deponents

Identified by me  
*[Signature]*  
 Advocate

19 JAN 2021