

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 012501

05 MAR 2020

Form-'A'

BEFORE THE NOTARY PUBLIC AT KOL-144



Under Rule 3(2) of West Bengal Housing  
Industry Regulation Rules, 2018



**AFFIDAVIT CUM DECLARATION**

**WE, (1) BISWANATH BOSE**, son of Late Rajendra Kumar Agarwal, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Post Office- Garia, Police Station - Sonarpur, Kolkata - 700151, District - South-24 Parganas, AND **(2) BIBHAS BISWAS**, son of mihirlal biswas, residing at 510 NSC BOSE ROAD RAJPUR KOLKATA 700149, District - South-24 Parganas, **(3) AROJIT NANDY** son of ramani nandy residing at 10 ISHAN MITRA LANE KOLKATA 700149 being the partners of the ABB CONSTRUCTION, a Partnership Firm having its registered office at 10 ISHAN MITRA LANE KOLKATA 700149 the Developer of the project Christened "**ANNAPURNA**", being Holding No. 78 S B DAS ROAD Police Station - Narendrapur (formerly Sonarpur), Post Office - Narendrapur, Kolkata - 700149, 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 has been completed by us as per sanctioned building plan vide plan No. 29/CB/17/62 dated **13.12.2019** duly sanctioned by the **Rajpur Sonarpur Municipality**, South-24 Parganas and the building will be completed by us within 31/03/2024

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.

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Biswanath Bose  
BISWANATH BOSE  
Bibhas Biswas  
BIBHAS BISWAS  
Arjit Nandy  
ARJIT NANDY  
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 at Kolkata on this 05<sup>th</sup> day of March, 2020.

Subscribed, sworn & declared before me on Identification at Barohur Civil & Criminal Court under Notaries Act 1952.

Identified by me

Asish Das

Advocate

  
NOTARY, Govt. of W.B.  
Regd. No. 32 of 1952



Biswanath Bose  
BISWANATH BOSE  
Deponent