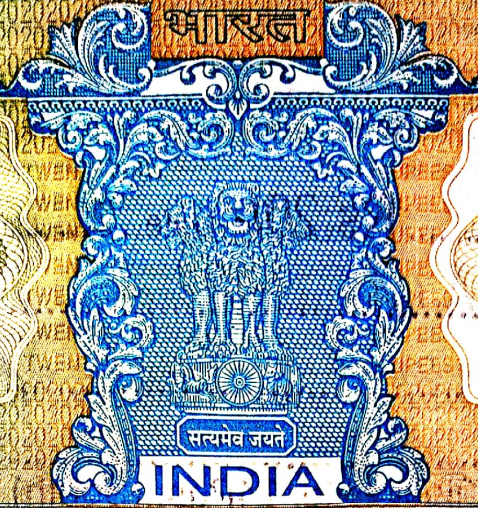


Serial No. 124/213

भारतीय गैर न्यायिक

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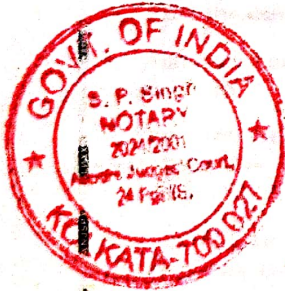
TWENTY RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

38AA 677299

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



FORM 'B'

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

Affidavit cum Declaration

1. Affidavit cum Declaration of, MR. PRODIP BAG (PAN AGKPB4546N), (Aadhaar No. 9815 9889 3459)(Mobile No. 98303 26498) son of Late Becharam Bag, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 20, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal. India, and MR. SOURAV ROY (PAN: ALHPR0226K), (Aadhaar No. 4284 6400 6708)(Mobile No. 96746 75024) son of Mr. Subrata Roy, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 67/1,

30 AUG 2025

40524

29 AUG 2025

No..... Rs.20/- Date.....

Name : ..A.R. Construction.....

Address : ..86, S. N. Roy Road, Kol- 700 38

Vendor :

Alipore Conectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

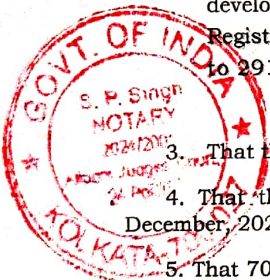


ALIPORE JUDGES COURT
KOLKATA 2000



S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal, India, both the Partners of A. R. CONSTRUCTION (PAN – ABHFA6895K) a Partnership Firm having its Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal, India, duly authorized as Promoter/Developer of the proposed project ("**CRYSTAL**", Municipal Premises No. 6, J.K. Pal Road, mailing address 9, J.K. Pal Road, P.S. New Alipore, Kolkata - 700038, under Municipal Ward No. 119, having its Assessee No. 41-119-04-0006-6, in the District of South 24 Parganas, to be developed in **ALL THAT** piece and parcel of Bastu land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with a **Two - Storied Building**, Land comprised in C.S. Dag No. 200, R.S. Dag No. 305, under C.S. Khatian No. 332, R.S. Khatian No. 1500, in Mouza: Sahapur, J. L. No. 8, R. S. No. 179, Touzi Nos. 93 and 101, Pargana: Magura, Post: Sahapur, within Police Station: New Alipore, and within the local limit of the then South Suburban Municipality (S. S. Unit) now under The Kolkata Municipal Corporation and known and numbered as Municipal Premises No. 6, J.K. Pal Road, mailing address 9, J.K. Pal Road, P.S. New Alipore, Kolkata - 700038, under Municipal Ward No. 119, having its Assessee No. 41-119-04-0006-6, in the District of South 24 Parganas under the project known and named as "**CRYSTAL**", do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Development (Development Agreement dated 27th day of June, 2022, which was duly registered at the office of the Addl. District Sub-Registrar at Behala, which was duly recorded in Book No. I, Volume No. 1607-2022, Page from 287370 to 287418, Being No. 1607-09089 for the year 2022) of the said Real Estate Project.
2. That I have also entered into with the owners of the land a Registered a Development Power of Attorney dated 30th day of June, 2023 in respect of the said property and the said development power of attorney was duly registered in the Office of the Addl. District Sub-Registrar at Behala and recorded in Book No. I, Volume No. 1607-2022, Page from 290968 to 291003, Being No. 1607-09221 for the year 2022 of the said Real Estate Project.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me is 31st day of December, 2028.
5. That 70% (Seventy per cent) of the amount realized by me 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.
6. 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.
7. That the amounts from the separate account shall withdraw 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 I 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 I shall take all the pending approvals, if any, on time from the competent authorities.
9. That I have furnished such other documents as have been it prescribed by the rules and regulations made under the Act.



30 AUG 2025

10. That I shall not discriminate against any allottee at any time of allotment of any apartments on any ground.

A R CONSTRUCTION
Rudra
Partner

A R CONSTRUCTION
Jayram
Partner

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 30th day of AUGUST, 2025.

A R CONSTRUCTION
Rudra
Partner

A R CONSTRUCTION
Jayram
Partner

DEPONENT



Signature Attested
[Signature]
IS P. SINGH
NOTARY
Govt of India
Reg No 2024/2001

Identified by
Debasish Chowdhury
Advocate
Alipore Judges' Court
Kol-700 027
WB/929



30 AUG 2025