



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 15AC 257766

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. DEVENDRA ANCHALIA** Authorised Representative of Developer of the proposed project named "**HIRASUGAN APARTMENT**"

I, **SRI. DEVENDRA ANCHALIA** Authorised Representative of **M/S. HIRASUGAN NIRMAN PRIVATE LIMITED (Developer)** of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/S. HIRASUGAN NIRMAN PVT. LTD.** Corporate Identity No. **U70102WB2013PTC195357** of 2013/2014 (**PAN No : AADCH2189P**), a Company incorporated under the Companies Act, 1956, having its registered office at No.20, Pathuriaghat Street, Police Station : Jorasanku, Kolkata - 700006, represented by its Director **Sri. Devendra Anchalia**, son of Sri Navratnamal Anchalia by occupation - Business, residing at No. 20, Patheriaghat Street, Post Office : Beadon Street, Police Station : Jorabagan, Kolkata - 700006, hereinafter referred to as the "**PURCHASER**" 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 and promoter for development of the real estate project is enclosed herewith.

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HIRA SUGAN NIRMAN PVT. LTD.

Devendra Anchalia
Authorised Signatory



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **26th May, 2028**
3. That seventy per cent of the amounts realised by me/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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.



HIRA SUGAN NIRMAN PVT. LTD.

[Signature]
Authorised Signatory

Deponent

I, **SRI. DEVENDRA ANCHALIA (PAN No. ACLPA0034B) (Aadhaar No. 2909 5329 7346)**, son of Sri Navratanmal Anchalia, by religion Hindu, by occupation Business, residing at No. 20, Patheriaghata Street, Post Office : Beadon Street, Police Station : Jorabagan , Kolkata 700006, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.



Verified by me at **22nd** Day of **Dec**, 2025

HIRA SUGAN NIRMAN PVT. LTD.

[Signature]
Authorised Signatory

Advocate

Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME
[Signature]
Advocate

NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata- 700027
Enrl. No.- WB / 2037 / 1999

22 DEC 2025