

28 JAN 2025

Serial No. 11/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Mr. Rajat Agarwal is duly authorized by the promoter of the proposed project Eshaana vide its authorization dated 27/01/2025.

I, Rajat Agarwal S/o Sri Vijay Kumar Agarwal aged 37 years residing at Tirumani Flat No: 1902, 23A, Ashutosh Choudhary Avenue, Kolkata – 700019 is duly authorized by the promoter of the proposed project Eshaana, do hereby solemnly declare, undertake and state as under:

1. That M/s Goldline Writing Instrument Limited and 14 others (Annexure – A) have a legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the 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.



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SL. No..... Date. 30/10/2024

Name :- B. C. LAHIRI(ADVOCATE)..

ADD:-Alipore Judges' Court Kolkata-700027.

Rs. 10/-

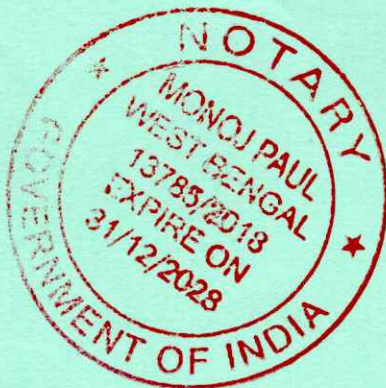
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027



GOVERNMENT OF INDIA
MINISTRY OF LAW



3. That the time period within which the project shall be completed by promoter is 31.12.2029.
4. That seventy per cent of the amounts realized by the 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



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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 27th day of January, 2025.

SACHIVAA REAL ESTATE PVT LTD
[Signature]
Director / Authorised Signatory
Deponent

31.01.25
Signature of the Executant/s
are attested with the Identification
of B. C. Chatterjee
Advocate/Clerk/Any Person
[Signature]
Notary Public

IDENTIFIED BY ME
B. C. Chatterjee
Advocate / Clerk / Any Person
No.

MR. MONOJ PAUL
NOTARY, GOVT. OF INDIA
REGD. NO.- 13785/2018
ALIPORE COURT, W.B.



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Annexure – A



- (1) **GOLGLINE WRITING INSTRUMENT PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (2) **PRIYANKA ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (3) **SOMU REAL ESTATE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (4) **BOTHRA PROPERTIES PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (5) **PRATICK ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (6) **MINU DEVELOPERS PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (7) **SUMER ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (8) **JISHU DEVELOPERS PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.
- (9) **SANJAY ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.



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(10) **RUP REKHA ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.

(11) **SHASHANK REAL ESTATES PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.

(12) **ALOK ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No.8B, Lal Bazar Street, 3rd Floor.

(13) **AKSHAT ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.

(14) **HIRA ENCLAVE PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No8B, Lal Bazar Street, 3rd Floor.

(15) **JHABAK DEVELOPERS PRIVATE LIMITED**, a Company incorporated as per the provisions of the Companies Act, 2013 having its Registered Office at No. 8B, Lal Bazar Street, 3rd Floor.



A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line.

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