



पश्चिम बंगाल WEST BENGAL NOTARY PUBLIC  
GOVERNMENT OF INDIA

95AB 746106

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum declaration of ABHISHEK DAS S/O LATE BRIHASPATI DAS, RESIDING AT 35/F, SECOND STREET, MODERN PARK, P.O. SANTOSHPUR, P.S. PURBA JADAVPUR, NOW SURVEY PARK, KOLKATA - 700075, DESIGNATION - PROPRIETOR, DEBJANI CONSTRUCTION, promoter of the project "ANJALI";

I, ABHISHEK DAS S/O LATE BRIHASPATI DAS, RESIDING AT 35/F, SECOND STREET, MODERN PARK, P.O. SANTOSHPUR, P.S. PURBA JADAVPUR, NOW SURVEY PARK, KOLKATA - 700075, DESIGNATION - PROPRIETOR, DEBJANI CONSTRUCTION, promoter of the project "ANJALI", do hereby solemnly declare, undertake and state as under:

1. That, BISWAJIT ROY & SOURAJIT ROY have a legal title to the land on which the project "Anjali" has been carried out.

AND

A legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the said project has already been completed by me/promoter.

13 MAY 2025



4. That all the payments have been realised by me/promoter for the real estate project from the allottees from time to time. The said amount had been deposited by me in my bank account maintained in a Scheduled bank to cover the cost of construction and the land cost.
5. That the amounts from the said bank account, to cover the cost of the project, has been withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the said bank account had been withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 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 withdrawals has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

#### 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 13th Day of May, 2025.

**TAPAN KR DEY**  
NOTARY  
Alipore-Judge's & Criminal Court  
Calcutta-700 027  
Regd. No 1537 / 2000

Solemnly Affirmed & Declared  
before me on Identification  
T. K. Dey, Notary  
Alipore Judge's Court, Cal-27  
Regd. No.-1537/2000, Govt. of India

Deponent

13 MAY 2025

Identified by me

13 MAY 2025