

Sl No. 24879 Dated 17.12.25



श्री गणेशाय नमः
BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR बंगाल WEST BENGAL
DIST. - NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **ANU CONSTRUCTION** [PAN: **ACFFA0350G**], Developer/Promoter of the proposed project named '**GOKUL DHAM**' represented by its Partner **SHYAM SUNDAR BAIRAGI** [PAN : **ASRPB3054G**]

I, **SHYAM SUNDAR BAIRAGI** [PAN : **ASRPB3054G**], son of Late Krishna Pada Bairagi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 5, Block-Nilachal, Jagannath Abasan, AE-56, Hana Para, Krishnapur, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District - North 24 Parganas, West Bengal, Partner of **ANU CONSTRUCTION**, Developer/Promoter of the proposed project named '**GOKUL DHAM**' do hereby solemnly declare, undertake and state as under:

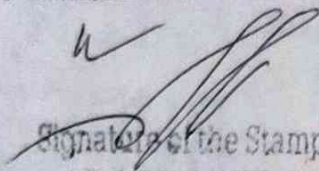
17 DEC 2025

SL. No. 2022A Date 30 JAN 2025

Name

P.S. Gaighata, Dt. - North 24 Parganas

Amount


Signature of the Stamp Vender
AD.S.R. OFFICE Chandpara
North 24 Parganas.

B

Vender - NIKHIT RANJAN HALDER

Treasury-Bongaon,

T.V. No. With date of

Purchase

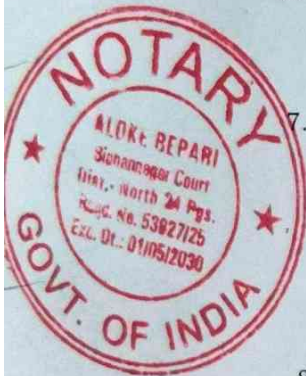
Total Amount of Stamp

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/131



THE NOTARY PUBLIC
GAIGHATA
NORTH 24 PARGANAS

1. That the owners of this land are (1) Priyanka Malakar, (2) Payel Malakar, (3) Nirmal Mondal, (4) Tapasi Mondal, (5) Samir Mondal, (6) Subhasish Mondal & (7) Mahadeb Mondal . We 'ANU CONSTRUCTION [PAN: ACFFA0350G], as a Developer/Promoter with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by us /promoter is **18.06.2030**.
4. That seventy per cent of the amounts realized 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 schedule 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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/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 Verification any grounds.



ANU CONSTRUCTION
Shyam Sundar B. Singh
 Deponent
 Partner

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 thisday of, 2025

**Solemnly affirmed and declared
 before me u/s
 139 CPC and u/s 333BNSS 2023**

**ALOK BEPARI
 NOTARY
 Regd. No.-53927/25
 Govt. of India**

1 / DEC 2025

**ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT**