



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ravi Shankar Agarwal Partner of M/S ANIMESH NIRMAN LLP promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 3rd April, 2023

I Ravi Shankar Agarwal S/o Late Rajendra Kumar Agarwal residing at Flat-2901, Tower-3, Urbana, 783 Anandapur Madurdaha, Kolkata - 700107 being one of the Partners of M/S ANIMESH NIRMAN LLP, having its registered office at 40/5, Strand Road, Kolkata - 700001 & corporate office at 40/1, Prince Anwar Shah Road, Kolkata - 700033, Promoter / Owner of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



05 APR 2023

001543

28 MAR 2023

Sl. No. Dt. Rupees- 10/-

B. C. LAHIRI (Advocate)
ALIPORE JUDGES COURT
KOLKATA-700 027

Vender..... *Dy*

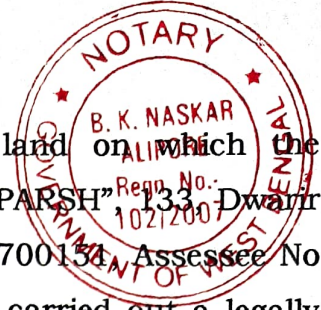
Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27



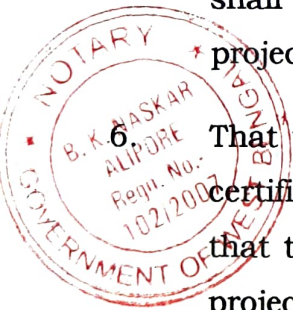
BEFORE THE NOTARY PUBLIC
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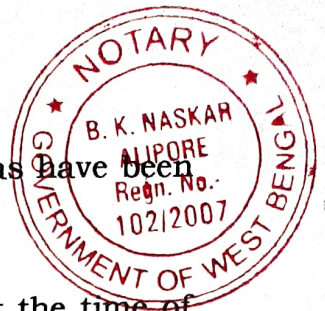
Notary cum Decree

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1. That I / promoter have/has a legal title to the land on which the development of the project is proposed at "VINDHYA SPARSH" 133, Dwarka Road, under Rajpur Sonarpur Municipality, Kolkata - 700151, Assessee No 1104302156351 P.S. Sonarpur, Ward No 24, is to be carried out 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us me / Promoter is **December 2026**.
4. That seventy per cent of the amounts realised by 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 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 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 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.

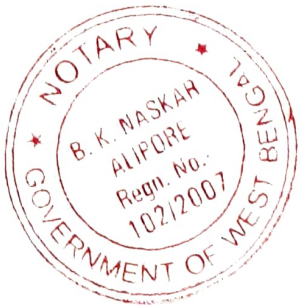
ANIL KISHOR NIRMAL LLP
Joshi Jagannath

Deponent

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 Alipore on this 5th day of April 2023



ANIL KISHOR NIRMAL LLP
Joshi Jagannath
Deponent

[Signature]
IDENTIFIED BY ME
Advocate

**Solemnly Affirmed & Declared
Before me on Identification**
[Signature]
**B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal**

05 APR 2023