



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AV 153603



FORM-B  
[See rule 3(4)]

#### AFFIDAVIT CUM DECLARATION

**Affidavits cum Declaration of Harsh Vardhan Kajaria being representative for the promoter of the proposed project vide its authorization dated 10/12/2024**

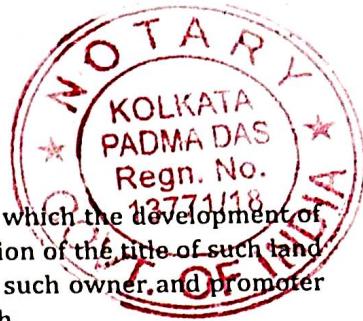
I, Harsh Vardhan Kajaria, S/o Arun Kumar Kajaria, aged about 44 Years being one of the Director of Archana Properties Pvt. Ltd, having registered office at 11, Crooked Lane Kolkata – 700069, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under

ARCHANA PROPERTIES PVT. LTD.

  
Director

**PADMA DAS  
NOTARY  
Regn. No. 1377118  
C.M.M's Court  
Kolkata-700 001**

**09 APR 2025**



1. That Ganapati Niwas Pvt. Ltd has 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.
3. That the time period within which the project (comprised of Tower H,I,J & Club) shall be completed by promoter is 30.06.2029
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

ARCHANA PROPERTIES PVT. LTD.

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 KOLKATA on this 9<sup>th</sup> day of APRIL 2025

ARCHANA PROPERTIES PVT. LTD.

Deponent

Identified by me

Advocate  
P. G. Mondal

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

PADMA DAS  
NOTARY  
09 APR 2025

PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001