



पश्चिम बंगाल WEST BENGAL 69AB 159678

FORM-B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Anurag Meharia duly authorized by the promoter of the proposed Project "Oxford RUDRAA" vide its authorization dated 30th June 2024.

I, Mr. Anurag Meharia, son of Late Mohan Prasad Meharia aged 54 years, working for gains at 9 Old Post Office Street, Ground Floor, Kolkata 700001 duly authorized by the promoter of the proposed project Oxford RUDRAA, do hereby solemnly declare, undertake and state as under:

- 1) That Meharia Properties LLP, Ishaaniaa Highrise Holdings LLP and Ishaaniaa Property Holdings LLP 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.
- 3) That the time within which the project shall be completed by the Promoter is 31st March 2029.

- 4) That, Seventy percent 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

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001

26 MAR 2025

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- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 on any grounds.

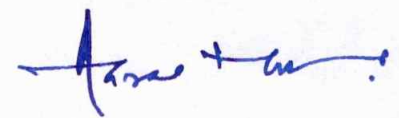



Deponent

Verification

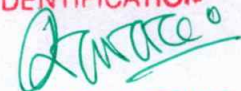
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at 26th on this Mar day of 2025.


Deponent

Identified by me
Narayan Ch. Saha
Advocate
CJM Court, Kolkata-1
Enrollment No. WB/305/1989

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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWAR
NOTARY

26 MAR 2025