

SL No. 13267 Dated 4/9/25

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
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 '**MIHIR KUNJA**' 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 '**MIHIR KUNJA**' do hereby solemnly declare, undertake and state as under:

04 SEP 2025

Si. No. 30069 Sold to

Address.....

A. K. Maity

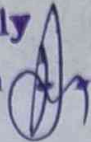
Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: Sign



18 AUG 2025

ANAMIKA SWARNAKAR
ADVOCATE

JUDGES' COURT, BARASAT

Registration No: F/1314/918/2011



RECEIVED
JUDGES' COURT, BARASAT
18 AUG 2025

1. That the owner of this land is **Mihir Naskar @ Mihir Kumar Naskar**. 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 24.04.2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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

Skyam Sundar Bera Deponent

Verification

Partner

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 & Declare
before me on identification &
Signed before me**

[Signature]
ALOKE BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist.- North 24 Pgs.

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT

04 SEP 2025