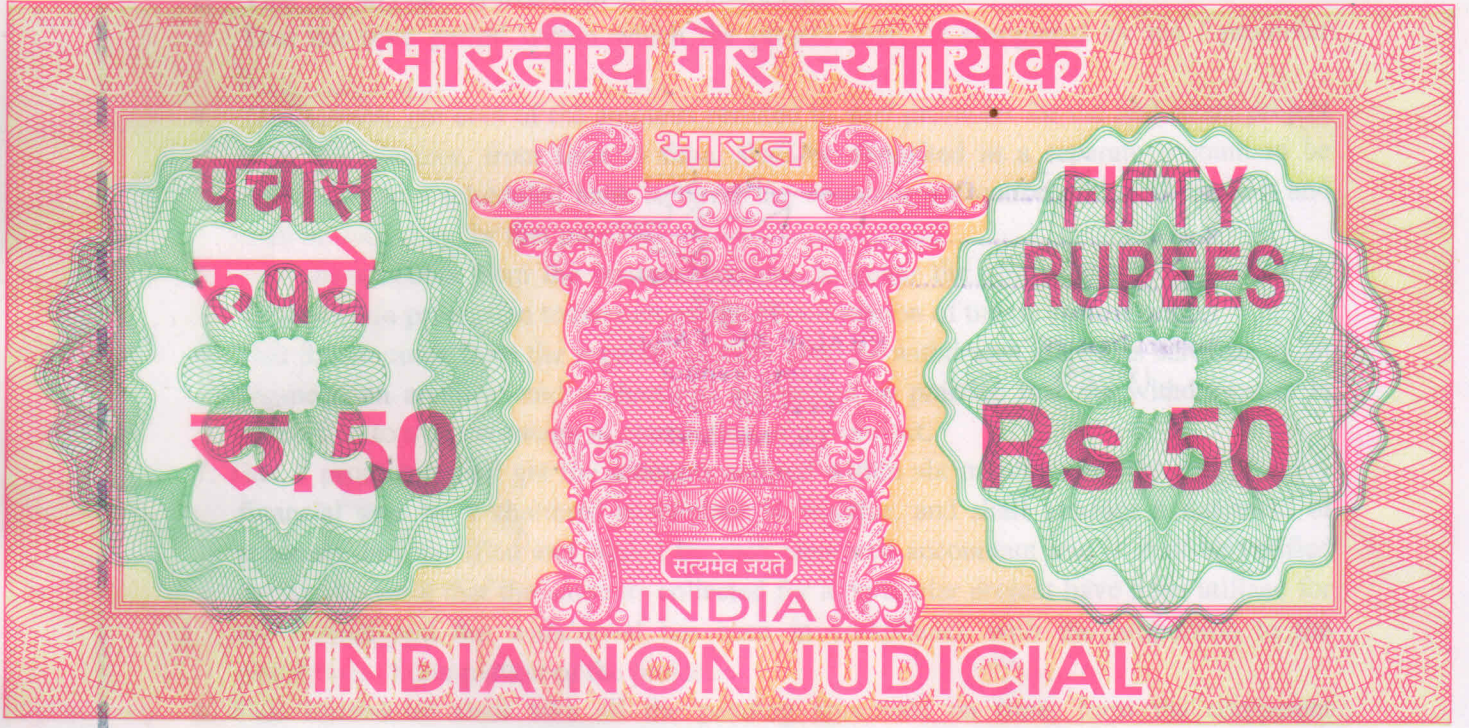


S. L. No. 84/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 629915

FORM 'B'

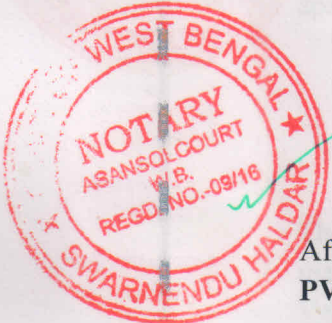
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anand Agarwal, Director of ANAND REAL DEV PVT LTD, Promoter of the proposed project/duly authorized by the promoter of the proposed project vide its/ his/their authorization dated 09 February 2024.

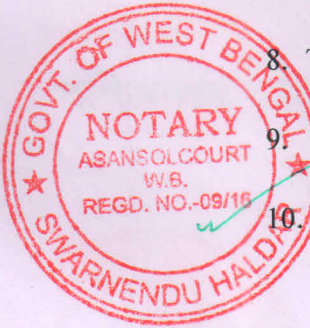
I, Mr. Anand Agarwal s/o Hari Narayan Agarwal, residing at 3C-1 Sukhi Sansar, Court Road, Asansol Dist Paschim Bardhaman, West Bengal-713304, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/ has a legal title to the land on which the development of the project is proposed
OR
ANAND REAL DEV PVT LTD has a legal title to the land on which the development of the proposed project is to be carried out
AND
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.



09 FEB 2024

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me / promoter is 31st Dec 2027.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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, form the competent authorities.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation 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.



ANAND REAL DEV PVT. LTD.
Anand Agarwal
 Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at Asansol on this 09th February 2024.

ANAND REAL DEV PVT. LTD.
Anand Agarwal
 Director
 Deponent

Drafted and Prepared by me &
 Typed in my office:

Santosh Saha
 Advocate

En. No. WB 1731/13

Solemnly Affirmed & Declare
 before me on identification

Swarnendu Haldar
 Swarnendu Haldar
 Govt. of W. B., Asansol Court
 Regd. No.- 09/16

09 FEB 2024