

SL. NO. 8



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 063069

FORM 'B'
[See rule 3(4)]



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 Smt. Nidhi Saha (PAN: FGDPS2772F) daughter of Sri Prem Chand Gupta and wife of Sayak Saha, age about 44 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 7, Durgacharan Banerjee Street, P.O. Hatkhola, Kolkata- 700005, Partner of the Promoter (**M/S. A.N. REALTY**) of the proposed project "**The 97A**" situated at Premises No. 97A, Suren Sarkar Road, Ward No. 033 under KMC, P.O. & P.S. Beliaghata, District-South 24 Parganas, Kolkata- 700010, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06 /01/2026.

I, Nidhi Saha, Partner of the (Promoter) **M/S. A.N. REALTY** (PAN: ACIFA9425D), having its registered office at 7, Durga Charan Banerjee Street, ward no. 008 under KMC, P.O. Hatkhola, P.S. Shyampukur, Kolkata- 700005, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

M/s. AN REALTY

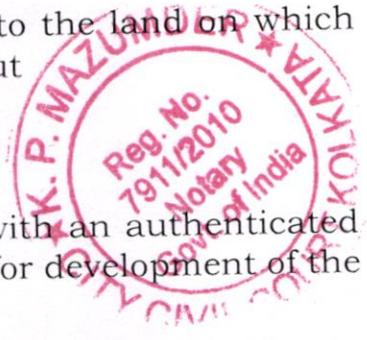
06 JAN 2026

Nidhi Saha

1. That the promoter **M/S. A.N. REALTY** has a legal title to the land on which the development of the project is proposed 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.



2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 31/12/2027.

4. That seventy percent of the amounts realised by us/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, We/ 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, We / promoter shall take all the pending approvals on time from the competent authorities.

9. That, We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

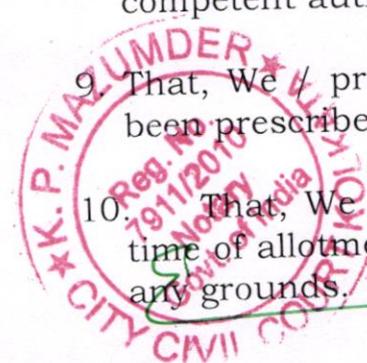
10. That, We / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

M/s. AN REALTY

Nidhi Saha
Partner

06 JAN 2026

Partner





Reg. No.
7911/2010 M/s. AN REALTY
Notary
Govt. of India

Nidhi Saha
Partner

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 6 th day of January, 2026

M/s. AN REALTY

Nidhi Saha
Partner

Deponent



Solemnly Affirmed & Declared
Before me on Identification

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME

S. Das
Advocate

06 JAN 2026