



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. Kailash Chand Agarwal director of Anjaneya Builders and Promoters Pvt. Ltd. promoter of the proposed project Sunflower Squar:

I, Kailash Chand Agarwal promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Nitu Agarwal have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

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S.L. No. ....  
Name : A. K. SINGH, Advocate  
Address : High Court, Calcutta  
Kolkata - 700001

Rs. ....  
Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

Amal Kr. Saha  
Licensed Stamp  
Vendor

24 NOV 2023



RECEIVED BY THE NOTARY  
AMAL KR. SAHA  
24 NOV 2023



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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 me/promoter is 31.12.2028.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 any grounds.

Deponent

Anjaneya Builders & Promoters Pvt. Ltd

Kaushik Chandra Aguni

Director

09 DEC 2024



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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

✓ Anjaneya Builders & Promoters Pvt. Ltd

Kailash Adhikari

Deponent Director

Identified by me  
Abhi Adhikari

Solemnly declared and affirms  
Alipore Judges Court, Kol-27 on  
identification at.....AM/PM  
under Notarial Act

(M. B. BASU)  
Notary Govt. of West Bengal  
101/2007



09 DEC 2024