

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

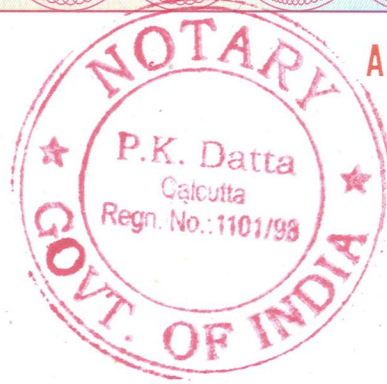
ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 160784

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Akshat Jain being representative for the promoter of the proposed project vide its authorization dated 09<sup>th</sup> June, 2023.

I, Akshat Jain Son of Dharmender Kumar Jain aged 28<sup>th</sup> Years working for gain at 224 AJC Bose Road, Kishna Building, Suite No 804, 8<sup>th</sup> Floor, Kolkata 700017 being representative for the promoter of the proposed project do hereby solemnly declare, undertake, and state as under :

1. That Safalata Developers Private Limited and others have a legal title to the land on which the development of the project is proposed, 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 period within which the project shall be completed by the promoter is 20/06/2025.
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 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.

P. K. Datta

Notary

Regn. No.: 1101/98

C.M.M.'s Court

& 3, Bankshall Street

Calcutta - 700 001

06 SEP 2023

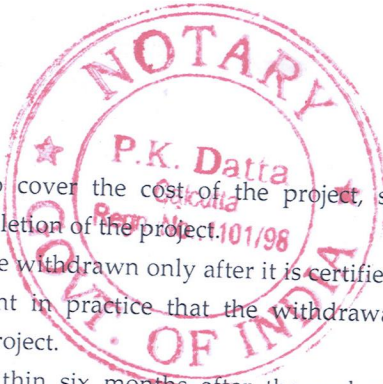
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No. ....  
 Name: **P. K. SINGHA, Adv.**  
**HIGH COURT, CALCUTTA**  
 Address: **P. K. SINGHA, Adv.**  
**HIGH COURT, CALCUTTA**  
 Es. ....  
 Kolkata Collectorate  
 11, Netaji Subhas Rd.  
 Kolkata-71  
 Date: **2023**  
**Amal Kr. Saha**  
 Licensed Stamp  
 Vendor



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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 utilized 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, as the case may be, on any grounds.

ANEKANT INFRACON PVT. LTD.

*[Signature]*  
Director

Deponent

Verification

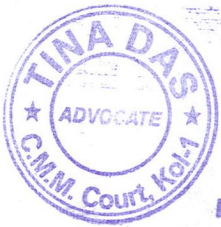
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_.

Deponent

ANEKANT INFRACON PVT. LTD.

*[Signature]*  
Director



Identified by me

*[Signature]*  
TINA DAS  
Advocate  
Regn No. - F-1322/21

Solemnly Affirmed &  
Declared before me on  
Identification of advocate

*[Signature]*  
P. K. DATTA  
Notary

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Notary  
Regn. No.: 1101/98  
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