

Serial No. A/ 124 1004

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

32AA 968635



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



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 Ms. Esha Investment & trading Private Limited promoter of
the proposed project Anita Business Centre;

We, Esha Investment & trading Private Limited promoter of the proposed project do
hereby solemnly declare, undertake and state as under:

That promoter have entered into joint development agreement with M/S Anita
Enterprises who possess 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 project is enclosed
herewith.

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

04 JAN 2024

3. That the time period within which the project shall be completed by the promoter is 15.10.2026.

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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

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

9. 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.

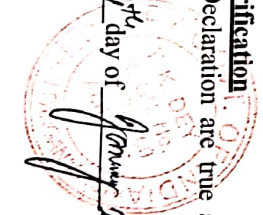


ESHA INVESTMENT & TRADING PVT. LTD
[Signature]
Director
Deponent

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 Alipore on this 04th day of January 2024.



ESHA INVESTMENT & TRADING PVT. LTD
[Signature]
Director
Deponent

Solemnly Affirmed & Declared before me on Identification

Identified by me

Authenticated by me

Advocate

BISWAMBAR PAUL
Advocate

[Signature]
Notary
Alipore Judges & Criminal Court, Cat-27
Reg. No. 15317/2000, Govt. of India

04 JAN 2024
[Signature]
Advocate

Alipore Judges & Criminal Court
Kolkata-700027

04 JAN 2024

Alipore Police Court
Enrl. No.-WB/2037/1999

(Enrl. no. - F/225/240)