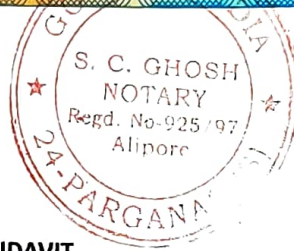




পশ্চিমবঙ্গ পশ্চিম বঙ্গ
 BEFORE THE NOTARY PUBLIC
 AT ALIPURGAJURHAT POLICE COURT WEST BENGAL



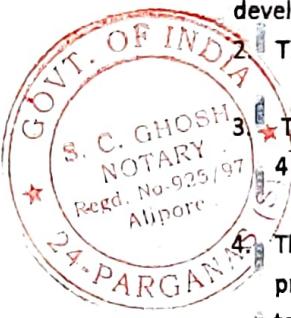
96AB 411191

FORM 'B'
 [See rule 3(4)]
 DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI. BIJAY SHROFF Developer of the proposed project named "ANNAPURNA RESIDENCY"

I, SRI. BIJAY SHROFF promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. SRI. BIJAY SHROFF 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.
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 4th December, 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.



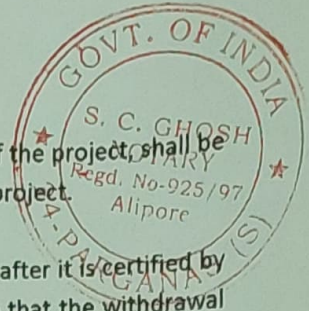
ANNAPURNA DEVELOPER

Cont.....02 Pages

[Signature]
 Proprietor

18 APR 2024

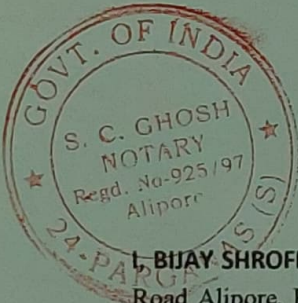
:: 02 ::



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

ANNAPURNA DEVELOPER

Proprietor
Deponent



Verification

I, **BIJAY SHROFF (PAN no : ALPPS2840A)** son of Late. Babulal Shroff, residing at 18, New Road Alipore, Post Office : Alipore, Police Station : Chetla, Kolkata – 700 027, do solemnly affirm and confirm that 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 Day of April, 2024.

ANNAPURNA DEVELOPER

Proprietor
Deponent

Verified by me at 18th Day of April, 2024.

Solemnly Affirmed & Declared
before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

certified by me

Advocate

Advocate
Alipore Police Court
Enri. No-WB/2037/1999

18 APR 2024