

Serial No. N. 145 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AB 652416

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI KULDEEP JAISWAL, Director of the proposed project " Arya Residency ".

I, SRI KULDEEP JAISWAL, Director of the proposed project / duly authorized by the Owners of the proposed project do hereby solemnly declare, undertake and state as under:



01 MAR 2024

T. K. DeY, Notary  
Alipore Judges' Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

01 MAR 2024

Verified & Identified by me.

*Biswambar Paul*  
BISWAMBAR PAUL

Advocate  
Alipore Judges & criminal Court  
Kolkata-700027

Regn. No.- WB/1414/2010

01 MAR 2024



1. That I / Representative have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31/12/2024
4. That seventy per cent of the amounts realised by me/representative, 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.
7. That I/representative 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 shall be verified during the audit that the accounts 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/Representative shall take all the pending approvals on time, from the competent authorities.

That I/Representative have/has furnished such other documents as have been prescribed the rules and regulation made under the Act.

That I/Representative shall not discriminate amongst any allottee at the time of allotment of any apartment, plot or building as the case maybe, on any grounds.



### Verification

**SRI KULDEEP JAISWAL (PAN – ACVPJ4561C), (AADHAR- 469971072534)**, Son of, Late Kedar Jaiswal, Residing at, Flat No. 8A, 8th Floor, 25/1, Rowland Road, P.O.- L.R. Sarani, P.S.- Ballygunge, Kolkata- 700020, by faith Hindu, by Nationality Indian, by occupation Business, do solemnly affirm that the contents of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 01<sup>st</sup> day of March 2023.

ESHA INVESTMENT & FINANCE PRIVATE LIMITED

*[Signature]*

DEPONENT

Director

Solemnly Affirmed & Declared  
before me on Identification

*[Signature]*  
T. K. DEY, Notary  
Alipore Judges & Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

01 MAR 2024

Verified & Identified by me.

*[Signature]*  
BISWAMBAR PAUL

Advocate

Alipore Judges & Criminal Court  
Kolkata-700027

Regn. No.- WB/1414/2010

01 MAR 2024