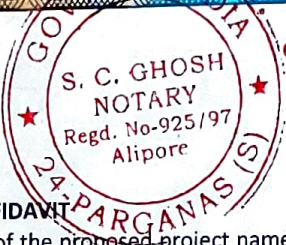




পশ্চিমবঙ্গ ন্যায়ালয়
BEFORE THE NOTARY PUBLIC
AT ALIPUR JALPAIGURI POLICE COURT

WEST BENGAL



95AB 861355

FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Sri. Anil Kumar Giripromoter of the proposed project named " JAI SHRI RAM APARTMENT "

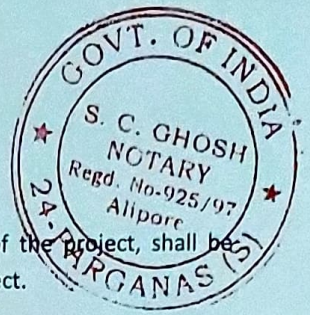
I, Sri. Anil Kumar Giripromoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Smt. BibhaGiriand Sri. Anil Kumar Girihas a legal title to the land on which the development of the proposed project is to be carried outanda 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 07/05/2028
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.



NILANTARIKSH PROJECTS INC.
Anil kumar
Proprietor

04 JUL 2024



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

NILANTARIKSH PROJECTS INC.

Anil Kumar Giri

Deponent Proprietor

Verification

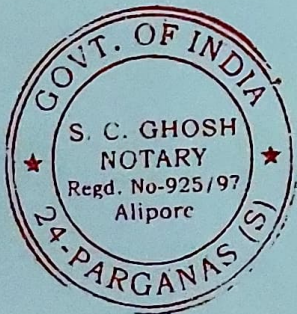
I, ANIL KUMAR GIRI (PAN :ADZPG6953C) (Aadhar no : 462031451872) son of Lt. Ram BhajanGiri , residing at 177/3, Picnic Garden Road Post office : Kasba, Police Station : Kasba, Kolkata-700039, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Day of, 2023.

NILANTARIKSH PROJECTS INC.

Anil Kumar Giri

Proprietor
Deponent

Verified by me at *July* Day of *July* 2024.



Solemnly Affirmed & Declared
before me on Identification

S. C. Ghosh

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

Identified by me

Nabakumar Mukhopadhyay
Advocate

Nabakumar Mukhopadhyay

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

04 JUL 2024