



WEST BENGAL

81AB 007452

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Anant Nathany** promoter of the proposed project.

I **Anant Nathany** promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. **Mr. Ashok Kumar Bothra and Mrs. Kusum Bothra**, 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.

SRIJI NPR REALTY LLP
Axai punary
Designated Partner

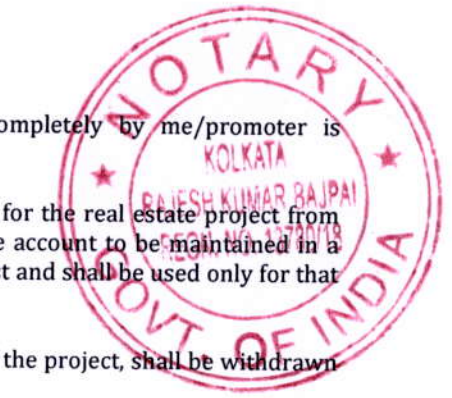
20 FEB 2023

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

No. 486 Dt. 06/02/23 10
Name. Sudi NPR Realty LLP
Address. 789 Anandapur
Vendor. [Signature] 1st Floor East No 1402
107-107

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

3. That the time period within which the project shall be completely by me/promoter is 31/03/2028.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



SRIJI NPR REALTY LLP
Aarjany
Designated Partner
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 **Kolkata** on this 20th day of February, 2023.

P.G Shaw
Enrolment No. F-6921603
Advocate

IDENTIFIED BY ME

SRIJI NPR REALTY LLP
Aarjany
Designated Partner
Deponent

Signature Attested
on Identification of Ld. Advocate

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780/18
C.M.M Court, Kolkata-W.B

20 FEB 2023



1000