

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL KOLKATA KAMAL KUMAR PAUL 03AC 073344  
REGN. NO.- 2700/04

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ankit Murarka, duly authorized by the promoter of the proposed project "Arrjavv Hazelburg - Phase 4", vide his authorization dated 02/12/2022.

I, Mr. Ankit Murarka, duly authorized by the promoter of the proposed project "Arrjavv Hazelburg - Phase 4", do hereby solemnly declare, undertake and state as under:

1. That, (1) Futuresoft Residency Private Limited, (2) Labheshwari Developers Private Limited, (3) Lifewood Infracon Private Limited, (4) Coromex Properties Private Limited, (5) Futuresoft Realestate Private Limited, (6) Goodgain Construction Private Limited, (7) Rockland Plaza Private Limited, (8) Softlink Projects Private Limited, (9) Gajmurti Realcon Private Limited, (10) Goodgain Hirise Private Limited, (11) Goodgain Real estate Private Limited, (12) Highreturn Construction Private limited, (13) Kalyankari Promoters Private Limited, (14) Kalashsidhi Promoters Private Limited, (15) Jalnayan Realestate Private Limited, (16) Topex Promoter Private Limited, (17) Panchmahal Housing Private Limited, (18) Swarnsathi Projects Private Limited, have a legal title to the land on which the development of the proposed project is to be carried out

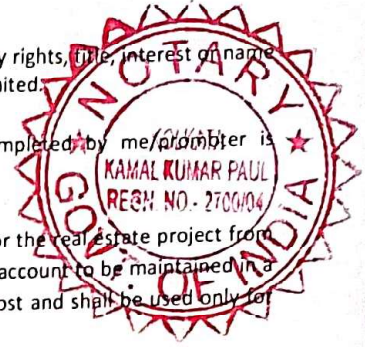
AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.Ms' Court  
& 3 Bankshall Street  
Kolkata 700001

27 DEC 2024

2. That the said land has no encumbrances whatsoever including any rights, title, interest or name of any party in or over such land except a loan from ICICI Bank Limited.
3. That the time period within which the project shall be completed by me/promoter is 20.08.2027.
4. That seventy percent 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 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.



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 27<sup>th</sup> Day of Dec, 20 24.

Joka Vatika Projects

Partner/Authorised Signatory  
Deponent

Identified by me  
  
Narayan Ch Saha  
Advocate  
C.M. Court, Kolkata-1  
Enrollment No WB/305/1989

✓

**KAMAL KUMAR PAUL**  
**NOTARY GOVT. OF INDIA**  
Regd. No. 2700/04  
C.M.Me' Court  
# & 3 Bankshall Street  
Kolkata 700004

solemnly Affirmed & Declared Before  
me on Identification of Advocate  
  
**KAMAL KUMAR PAUL, NOTARY**  
Govt. of India Regd. No. -2700/04

**27 DEC 2024**