

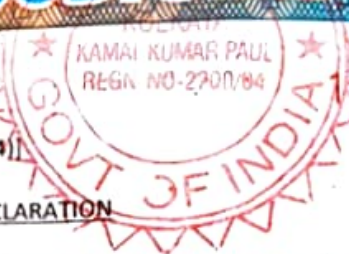
भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

FORM-B  
[See rule 3(4)]

4AC 982060

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sanjay Kansal duly authorized by the promoter of the proposed project SILVER ORCHID vide its authorization dated 03 Feb 2026.

I, Sanjay Kansal S/o Mahabir Prasad Kansal aged 50 Years R/o 403/1 Dakshindari Road, Kolkata - 700048, duly authorized by the promoter of the proposed project SILVER ORCHID, do hereby solemnly declare, undertake and state as under:

1. That Sri Ranjan Kundu and Others have a legal title to the land on which the development of the project is to be carried out  
And  
a legally valid authentication of the 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 promoter is 31-Dec-2026.
4. That seventy per cent of the amounts realized by the 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.

KAMAL KUMAR PAUL  
NOTARY GOVT OF INDIA  
Regd. No. 2700/04  
C.M.Ms' Court  
2 & 3, Bankshall Street  
Kolkata-700007



Identified by  
TINA DAS  
Advocate  
Regn No. - F-1322/21

Solemnly affirmed & Declared Before  
me on Identification of Ld. Advocate

KAMAL KUMAR PAUL, NOTARY  
Govt of India Regn No. 2700/84

04 FEB 2026



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

SILVER VILLA REALTORS PVT. LTD.

  
Deponent/Director

**Verification**

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

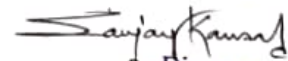
Verified by me at 3rd on this FEB day of 2026.




Identified by me  
  
TINA DAS  
Advocate  
Regn No. - F-1322/21

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.Ms Court  
263 Bankshall Street  
Kollam

SILVER VILLA REALTORS PVT. LTD.

  
Deponent/Director

Solemnly Affirmed & Declared Before  
me on Identification of  Advocate

KAMAL KUMAR PAUL, NOTARY  
Govt of India Regn No -2700/04

04 FEB 2026