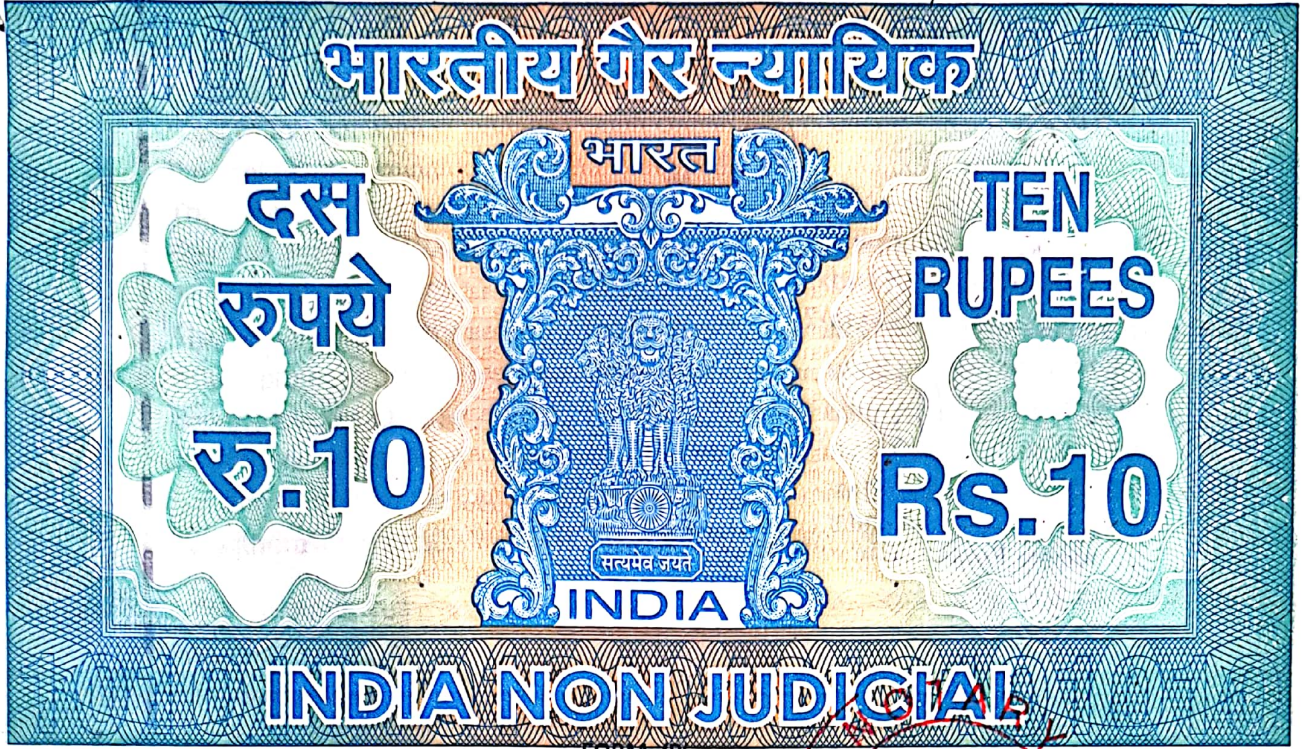


4-37/26,



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

[See rule 3(4)]

Bablu Kumar Naskar Alipora 02AC 913393

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

Affidavit cum Declaration

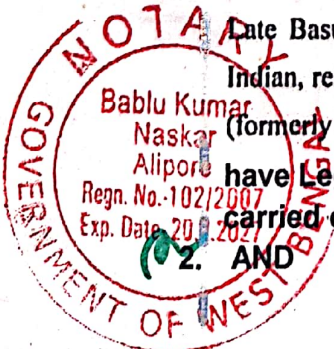
I, Sudip Kumar Mandal, Pan no AKNPM2537P son of Samir Kumar Mandal by faith- Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, being the Proprietor and Promoter of Binayak Groups, having a registered office at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, do hereby solemnly declare, undertake and state as under:

- 1) Sri. BIMAL ROY(PAN – AFWPR5965E), (ADHAR – 4872 9252 6697) by Profession Business son of Sri Late Gopal Chandra Roy, by faith –Hindu By nationality – Indian presently residing at 22 Green Avenue, Santoshpur, P.S – Survey Park Kolkata – 700075 District south 24 parganas ,and.

SUSANTA SARKAR, (PAN - ASWPS1348D), (Aadhaar No.6203 1313 9644), son of Late Basudeb Sarkar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, presently P.S. Survey Park, (Formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas,

have Legal Title to the land to which Development of this project is to be carried out.

2. AND



05 JAN 2026

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.

3. That, the said land is free from all encumbrances
4. That the Project BINAYAK Cosmos II has been completed on 20/04/2030 vide sanction no 2025120023 dt 21/04/2025 .
5. That, seventy per cent of the amounts realized by us/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. 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, We / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, We / promoter shall take all the pending approvals on time from the competent authorities.
9. That, We / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We / 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.

Deponent Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 20th DECEMBER 2025.

Deponent

BINAYAK GROUPS

Sudip Kumar Mondal
Proprietor

Identified by me

[Signature]
Advocate Alipore Court (WB)



Solemnly Affirmed & Declared
Before me on identification

[Signature]
B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No. 102/2007
Govt of West Bengal

05 JAN 2026

