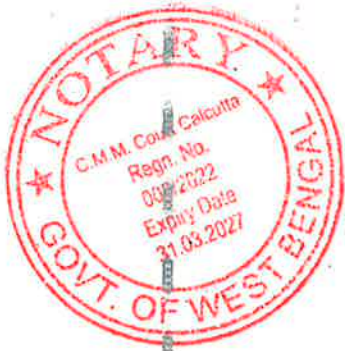




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

03AC 204585



FORM 'B'
[See rule 3(4)1]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT SIGNED
BY THE PROMOTER**

Affidavit cum Declaration

We 1) **PALLAB GUPTA**, (PAN: ADXPG9669D), son of Late Pabitra Gupta and (2) **LAXMI GUPTA**, (PAN: AWCPG0685M), wife of:- Late Pabitra Gupta, both by faith: Hindu, by occupation: business, by Nationality: Indian, residing at P 11, Sector A, Metropolitan Co-Operative Housing Society Dhapa S.O South 24 Parganas, Kolkata-700105 the partners of **Ultimate 17 Smartvista, LLP** (PAN: AAIFU0958M), incorporated under

NOTARY
N. DAS GUPTA
C.M.M. Court
Govt. W.B.
Regn. No.
006/22

27 NOV 2024

Pallab Gupta¹

65002

SANJUKTA RAY
Advocate
High Court, Calcutta
1, Old Post Office Street
Ground Floor
Kolkata-700 001

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

- 8 NOV 2024

- 8 NOV 2024

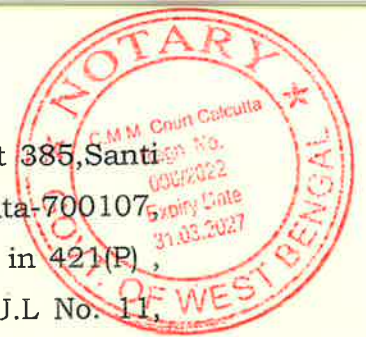


Section 12(1) of LLP Act, 2008 having its registered office at 385, Santi Pally, Ward no. 107, E.K.T, Anandapur Police station, Kolkata-700107 Promoter of the proposed Project 'ULTIMATE-17' comprised in 421(P), LR Dag no. 421, LR Khaitan NO. 845, Mouza Laskarhat,, J.L No. 11, being KMDA Plot No. C & at Sector C situated at and being part of East Kolkata Area Development Project of the Authority under Ward no. 107, P.O : East Kolkata Township, P.S: Kasba, PIN 700107 do hereby solemnly declare, undertake and state as under:

1. That Promoter have a legal title to the land on which the development of the project is proposed
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 31.12.2026
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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

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006/22

Pallab Ghosh²





utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- 8. Promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That promoter have furnished such other documents as have been prescribed 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.

Pallab Gupta

DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at _____ on this _____ day of _____

[Signature]
NOTARY
N. DAS GUPTA
C.M.M. Court
Govt. W.B.
Regn. No.
006/22

SOLEMNLY AFFIRMED
&
Declared Before me
on Identification Adv.

[Signature]
NOTARY
N. DAS GUPTA
C.M.M. Court
Govt. W.B.

Identified by me
[Signature]
Soma Dutta
Advocate
C.M.M. Court, Kolkata

27 NOV 2024