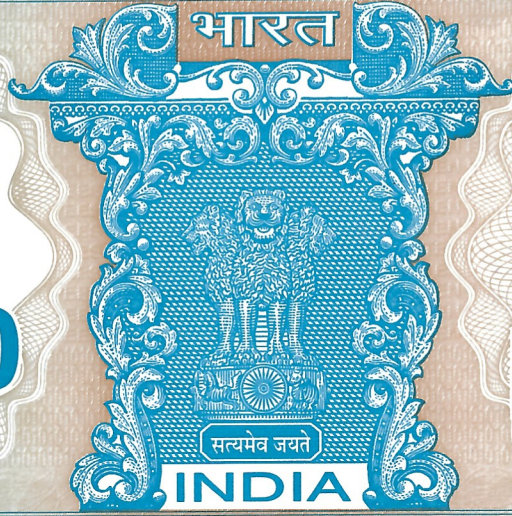


## भारतीय गैर न्यायिक

दस  
रुपये

10

TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

09AC 554145

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA-700 027

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

Affidavit cum Declaration

Affidavit cum Declaration of **SRI JAY S. KAMDAR**, designated partner and authorized signatory of **SUN SHAKTI REALTOR LLP**, promoter of the proposed project "**SUN GRAND BASUMATI**" lying and situated at Premises No. 132, Canal South Road, with Assessee No. - 1105-702-043-73 under the Jurisdiction of Kolkata Municipal Corporation Ward No. - 57, Borough No. - VII, Police Station - Progoti Moidan, Post Office - Chowbhanga, Kolkata - 700 105;

I, **SRI JAY S. KAMDAR**, designated partner and authorized signatory of **SUN SHAKTI REALTOR LLP**, promoter of the proposed project "**SUN GRAND BASUMATI**" lying and situated at Premises No. 132, Canal South Road, with Assessee No. - 1105-702-043-73 under the Jurisdiction of Kolkata Municipal Corporation Ward No. - 57, Borough No. - VII, Police Station - Progoti Moidan, Post Office - Chowbhanga, Kolkata - 700 105 do hereby solemnly declare, undertake and state as under:

1. That (1) **SRI AMAR KUMAR MALIK**, and (2) **SRI GOUTAM KUMAR MALIK** 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 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 **SUN SHAKTI REALTOR LLP** /promoters is **18.07.2030**.

11 AUG 2025



4. That seventy (70) per cent of the amounts realised by **SUN SHAKTI REALTOR LLP** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised 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 / has 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.

**SUN SHAKTI REALTOR LLP**

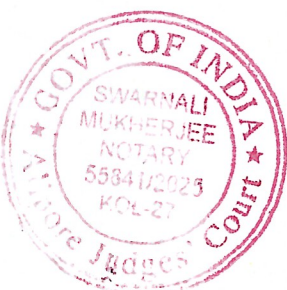
*J. K.*  
Designated Partner/Partner

Deponent

#### Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kolkata on this 11<sup>th</sup> day of August 2025.



**Signature Attested  
on Identification**

*Swarnali Mukherjee*  
**SWARNALI MUKHERJEE**  
Notary, Govt. of India  
Regd. No. 55841/2025  
Alipore Judges' Court



*J. K.*  
Designated Partner/Partner

Deponent

Identified by me  
*Anirbit Kr. Bose.*  
Advocate

**11 AUG 2025**