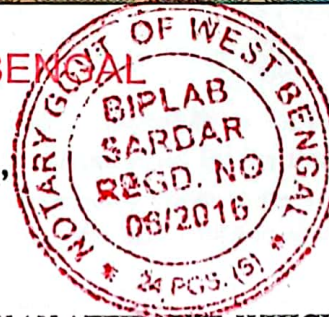


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 297303

BEFORE THE NOTARY PUBLIC
AT ALIPUR POLICE COURT

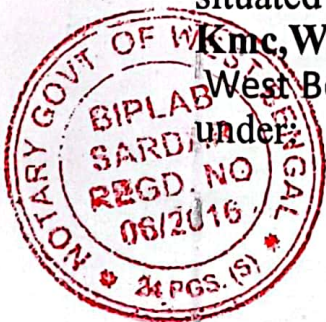
FORM - 'B'
[See rule
3(4)]



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

Affidavit cum Declaration

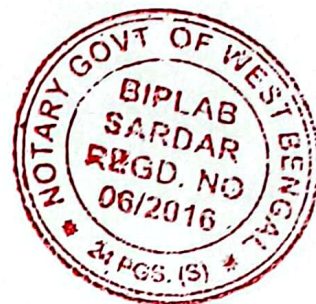
Affidavit-cum-Declaration of Mr. Sanjoy Aich (PAN-
AGEPA9773G) son of Late Nemai Aich; Age About-53
years, by faith Hindu, by Nationality Indian, by occupation-
Business, residing at 353/3A, M.G. Road, Haridevpur, Kolkata-
700082, West Bengal Proprietor of the Promoter
"M/S. BALAJI" of the proposed project "BALAJI PHASE-I"
situated at Premises -178, Putiary Banerjee Para Road, Under
Kmc, Ward No-115, Ps-Haridevpur, South 24 Pgs-700082
West Bengal, do hereby solemnly declare, undertake and state as



Cont.....2

27 FEB 2025

BALAJI
Sanjoy Aich
Proprietor



Page-2

1. That, I have legal title to the land on which the development of the project is proposed in the capacity of partner of firm, being land owner entered in a Joint Development Agreement.

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.

1. That, the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me on 31.03.2029 .
3. That, seventy per cent of the amounts realized 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/development and the land cost and shall be used only for that purpose.
4. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
5. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. That, I 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.
7. That, I shall take all the pending approvals on time from the competent authorities.

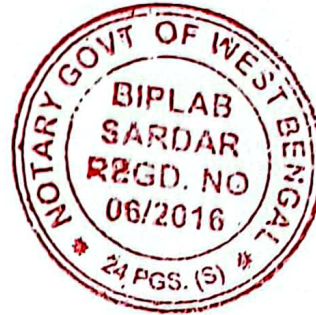
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That, I 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.



27 FEB 2025

BALAJI
Sanjay NM
Proprietor



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 thisday of

BALAJI

Sanjay Kumar
Proprietor

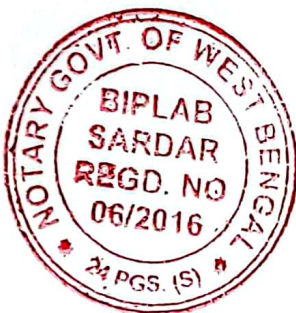
Deponent

BALAJI

Sanjay Kumar
Proprietor

Identified by me

ARIJIT PATRA
Advocate



Solemnly Affirmed & Declared
before me on Identification

Biplab Sardar
BIPLAB SARDAR
NOTARY
Regd. No. 06/2016
Govt of West Bengal

ARIJIT PATRA
Advocate
F. No.- 1569 / 2009
Criminal And Judge's Court
Alipore, KOL-700 027

27 FEB 2025