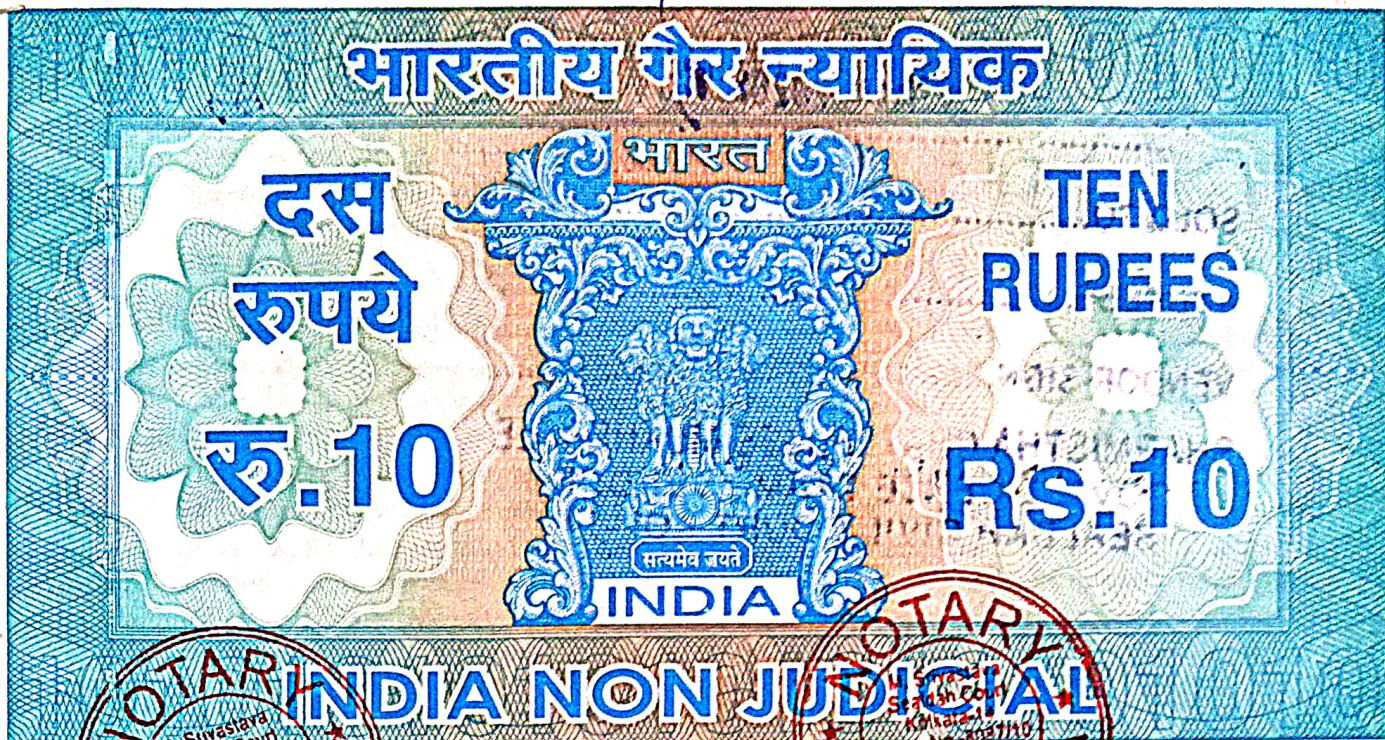




पश्चिम बंगाल WEST BENGAL

5AC 992190

FORM "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Tapas Das, S/o Late Motilal Das aged about 60 years & Smt. Sampa Acharjee Das, W/o Sri Tapas Das aged about 41 years, and working for gain at 48/1/G, B.T. Road, P.O. & P.S.- Sinthee, Kolkata- 700050, District- North 24 parganas, West Bengal, the partners of M/S Rajbir Construction (hereinafter referred as Promoter) promoter of the proposed project duly authorized by its meeting held at registered office dated 20.03.2026.

We, Sri Tapas Das & Smt. Sampa Acharjee Das, the partners of M/S Rajbir Construction, being the promoter of the proposed project, do hereby solemnly declare, undertake state as under:

1. M/S Rajbir Construction has a legal title to the land on which the development of the proposed project at Premises No. 53, Mahesh Barick Lane, P.S.- Narkeldanga, Kolkata- 700011 is being carried out and legally valid authentication of title of such land 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 31.03.2027.

Solemnly affirmed & declared before me on Identification of L.D. Admca
M. SRIVASTAVA
Notary General India
Regd. No. 892190
Exp. Upto June 2030

M/S. RAJBIR CONSTRUCTION

M/S. RAJBIR CONSTRUCTION

02 APR 2026

Partner

Partner

5488

101

VALUE

23 MAR 2016

DATE

SOLD TO

M/S. Raj's Construction

ADDRESS

40/11, B.T. New

VENDOR SIGN





Kol-14

SHARMISTHA CHATTERJEE MUKHERJEE
GOVT. LICENCE STAMP VENDOR
SEALDAH CIVIL COURT KOL-14

4. That seventy percent of the amount realized 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 shall be used only for that purpose.
5. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.
6. That the Promoter shall get the accounts be 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 Promoter shall take all the pending approval on time, from the competent authorities.
8. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

VERIFICATION

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

Verified by me at Kolkata on this 2nd April, 2026.

Solemnly affirmed &
declared before me
on Identification of L.D. Advocate
M. SRIVASTAVA
Notary Govt. of India
Regd. No.-8087/110
Exp. Upto June 2030

02 APR 2026

Deponent

M/S. RAJBIR CONSTRUCTION

Tapan Das

Partner

M/S. RAJBIR CONSTRUCTION

Sant Anurag Das

Partner