



Before the Notary Public
Govt. of India

बंगाल WEST BENGAL

FORM-B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



C 737400

Affidavits cum Declaration of Priyanka Dutta duly authorized by the promoter of the proposed project AJMIR METROCITY vide its authorization dated 28/02/2026

I, Priyanka Dutta D/o Tapu Dutta aged 29 years R/o 2, Chaulpatty Lane, Kolkata-700010 duly authorized by the promoter of the proposed project **Ajmir Metrocity** do hereby solemnly declare, undertake and state as under:

1. That Shib Nath Ganguly & 8 Others have a legal title to the land on which the Development of the project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copy of agreement between such owner and promoter for development of 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 30/04/2029
4. That seventy per cent of the amounts realized by the 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.

77588

Sold to

Address

Value

17 NOV 2025

L.S.V., High Court
Abhijit Sarkar
High Court, A.S.

RAJIB KR. MONDAL
Advocate
Sealdah Bar Association
Criminal & Civil Court at
Kolkata-700014



TO AIR 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified 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.



Priyanka Debia

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 10th day of April 2026.

Priyanka Debia

Deponent

Solemnly Affirmed &
Declared Before Me
On Identification By.....

[Signature]

SARBANI MITRA
NOTARY
Regd. No. - 5515/08
Mob. - 8779399277

Identified By Me

N. Chatterjee

Advocate