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INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Amitava Singha Roy being the authorized signatory of Promoter (ADITRI PROPERTIES PVT LTD) duly authorized by the Promoter of the proposed Project (ADITRI SINGHALOY) located at 90/2/3 Manick Bandopadhyay Sarani, Kolkata – 700040, vide its/their authorization dated 07/11/2025.

I, AmitavaSingha Roy, duly authorized by the promoter of the proposed Project (ADITRI SINGHALOY) do hereby solemnly declare, undertake and state as under:

ADITRI PROPERTIES PRIVATE LIMITED having PAN: **AAXCA0358B**, CIN: **U70109WB2022PTC254098**, a private limited company incorporated under the provisions of the Companies Act, 2013 having its registered office at **C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, West Bengal, India, 700025** represented by its authorised signatory, Mr. **Amitava Singha Roy**



ADITRI PROPERTIES PVT. LTD.

Director / Authr. Signatory

27 APR 2026

13 APR 2026

Sl. NO. 956

VALUE OF N. J. STAMP RS. 10/-

NAME OF PURCHASER..... RAJIV BHATTACHARYYA

ADVOCATE
F-1493/1321 of 2004

ADDRESS..... WB/221/2005
CALCUTTA HIGH COURT

H. Mukherjee
H. MUKHERJEE

STAMP VENDER S R. RIDGE BUILDG

son of **Binoy Kumar Singha Roy** residing at **H N - 119, Bama Charan Roy Road, 121 Behala South 24 Paraganas, Behala S.O., Behala, Kolkata, West Bengal - 700034** having PAN- **ATXPS6554K**, AADHAR No. **4902 8610 4063**) hereinafter referred to as "the **DEVELOPER**" duly authorised vide Power of Attorney dated 18/12/2025 registered in the office of DSR IV, South 24 Parganas, recorded in Book No.-I, Vol No. 1604-2025, pages from 307261 to 307284, being No.- 160409783 for the year 2025 in the office of D.S.R. IV, Alipore do hereby solemnly affirm and declare as follows:

1. **THAT**, at present **TRIDEEP DEY**, son of Rabindra Nath Dey having PAN: **ADPPD8700J**, AADHAR No: **6747 4781 6727** registered address at **10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, P.O.: Regent Park, District: Kolkata, State: West Bengal, PIN: 700040** hereinafter referred to as the "the **OWNER**" within the jurisdiction of Kolkata Municipal Corporation having Assessee No. 210970805760, under KMC ward No.097, Borough - X, being the Land Owners has a legal title to the land on which the development of the proposed Project (ADITRI SINGHALOY) 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 (ADITRI SINGHALOY) is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the Project (ADITRI SINGHALOY) shall be completed by promoter is 08/10/2030.
4. That seventy per cent of the amounts realized by promoter for the real estate Project (ADITRI SINGHALOY) 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 (ADITRI SINGHALOY), shall be withdrawn in proportion to the percentage of completion of the Project (ADITRI SINGHALOY).
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 (ADITRI SINGHALOY).
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 (ADITRI SINGHALOY) have been utilized for the Project (ADITRI SINGHALOY) and the

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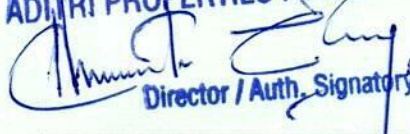
withdrawal has been in compliance with the proportion to the percentage of completion of the Project (ADITRI SINGHALOY).

8. That promoter shall take all the pending approvals on time, from competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under 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.

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 24th day of April, 2026.

ADITRI PROPERTIES PVT. LTD.

Director / Auth. Signatory

Deponent



Solemnly Affirmed & Declared
before me on Identification


S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97 Govt. of India

Identified by me



Advocate

PRABUDDHA GHOSH MAJUMDER
Advocate
Alipore Police Court
Kolkata-700027
Reg. No. WB-613/1989

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