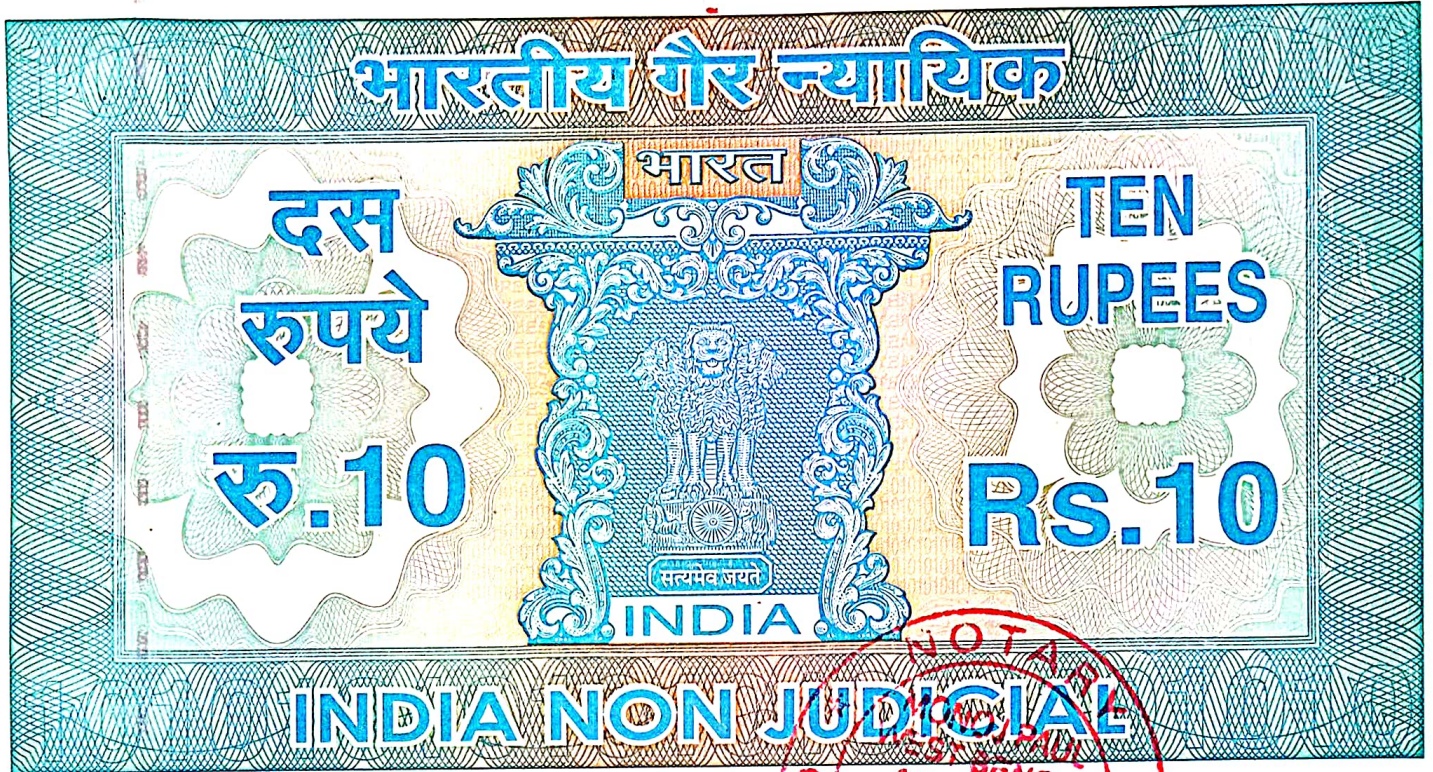


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 19AC 106685
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

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 M/S FORTUNE REAL ESTATE promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Mr. Subhojit Das promoter of the proposed project / duly authorized by the promoter of the proposed
project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
OR

Mr. Joy Prakash Shaw and Mr. Biswanath Das have/has 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.

OR

That details of encumbrances _____ including details of any rights, title, interest or name
of any party in or over such land, along with details.

That the time period within which the project shall be completed by me/promoter is 18.02.2031.

That seventy per cent of the amounts realised 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 and the land cost and shall be used only for that purpose.



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SL. No..... Date. 02/03/2026

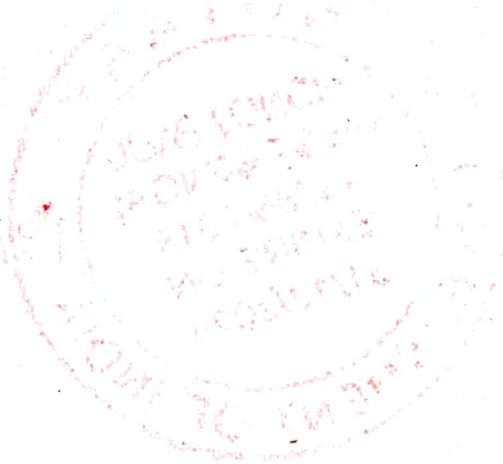
Name :- B . C . LAHIRI (ADVOCATE)

ADD:- ALIPORE JUDGES' COURT KOLKATA-700027.

Rs. 10/-



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027



ALIPORE POLICE COURT
KOLKATA-700027



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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

FORTUNE REAL ESTATE

[Signature]
Partner
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 22 day of Mar

FORTUNE REAL ESTATE

[Signature]
Partner
Deponent



[Signature]
Serial No. 22/2026
Solemnly affirmed before me
on this 22 day of Mar, 2026
with the identification of B.C.
Deputy Advocate/Clerk/Any Person

MR. MONOJ PAUL
NOTARY, GOVT. OF INDIA
REGD. NO.- 13785/2018
ALIPORE COURT, W.B.

IDENTIFIED BY ME

B. C. Debbarma
Advocate / Clerk / Any Person
No.

06 MAR 2026

06 MAR 2026