



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

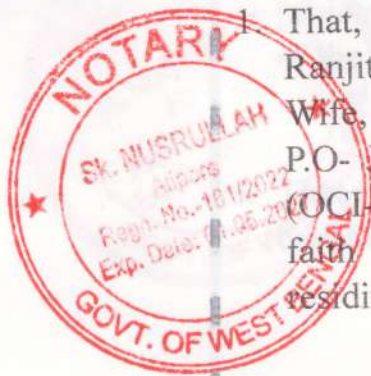
24AC 769481

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGALFORM 'B'
[See Rule 3(4)]**AFFIDAVIT CUM DECLARATION**

Affidavit Cum Declaration of **Mr. Partho Sarathi Das (PAN- DUBPD5374L)** son of Prasanta Kumar Das, by faith Hindu, by Occupation- Business, by Nationality- Indian and residing at 32 Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata- 700019, West Bengal, being the promoters of the proposed project.

I, Partho Sarathi Das, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, (1) Mrs. SUNANDA BASU (PAN- AMZPB1265D), wife of late Ranjit Basu, by faith Hindu, by nationality Indian, by occupation- Housewife, residing at 1/45, Gariahat Road (also known as 45 Jodhpur Park), P.O- Jodhpur Park, PS- Lake, Kolkata-700068; (2) Mr. ALOKE BASU (PAN- ADQPB3481M) son of late Ranjit Basu, by faith Hindu, by nationality American, by occupation retired person, residing at 642 Bair Island Road, Unit 1010, Redwood city, CA:94063,



25 APR 2026

01396

G. SARKAR
(Advocate)
Alipore Judges Court
Kolkata - 700 027

No.

Of

Re

SUBHASREE MUKHERJEE

LICENSED STAMP VENDOR

9, India Exchange Place,

(Basement) Kolkata-700001

Date.....Sign.....

- 7 APR 2026



FORM 'B'
[See Rule 3(A)]

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. Partho Sarathi Das (PAN: AMXPB1207D) wife of late (DURPDS374L) son of Prasanna Kumar Das, by faith Hindu, by Occupation - Business, by Nationality - Indian and residing at 32 Old Ballygunge 1st Lane, under Police Station Kanyas, Kolkata-700019, West Bengal, being the promoter of the proposed project.

I, Partho Sarathi Das, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That (1) Mr. SUBANDHA BASU (PAN: AMXPB1207D) wife of late Ranjit Basu, by faith Hindu, by nationality Indian, by occupation - Housewife, residing at 144, Gariahat Road (also known as 42 Jodhpur Park), Jodhpur Park, P.S. Lake, Kolkata-700068; (2) Mr. ALOKE BASU (PAN: ADOPB3481M) son of late Ranjit Basu, by faith Hindu, by nationality American, by occupation retired person, residing at 643 Bak Island Road, Unit 1010, Redwood city, CA-94063.



2 5 APR 2026

USA and residing in India at 1/45, Gariahat Road (also known as 45 Jodhpur Park), P.O- Jodhpur Park, PS- Lake, Kolkata-700068; (3) SUNGLOW PROMOTERS PVT LTD (CIN- U45201WB2002PRC94322) (PAN- AAHCS0123L) a company registered under The Companies Act 1956 having its registered office at 54A Sarat Bose Road, Unit 3A, 3rd Floor, Arrjavv Park, Police Station Ballygunge, Kolkata-700 025, represented by its Director (1) Mr. Siddharth Poddar, son of Late Kamlesh Poddar (PAN – AGOPP8016H) by nationality Indian, by religion Hindu, by occupation business, residing at 227/1A A.J.C. Bose Road, Flat 4A, Gardenia Home, Police Station- Ballygunge, Kolkata-700 020, have a valid and legal title to the land on which the development of the proposed project is to be carried out,

AND

A legal valid authentication of the title of such land of the real estate project along with Development Agreement and Power of Attorney 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 the promoters is March 2031.
4. That seventy per cent of the amounts realized by the promoters 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.
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

25 APR 2026

practice that the withdrawal is in proportion to the percentage of completion of the project.

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

At Kolkata, on this 24th day of April 2026.



Signature Attested
on Identification

Sk. Nusrullah
Notary, Govt. of West Bengal
Regn. No. 101/2022
Allpore, Judges' & Criminal Court
Kolkata-700027

For M/s PRATTAY

For PRATTAY

Partho Sareeth Das
Proprietor

PROPRIETOR

Rajiv Bhattacharya
25 APR 2026
22/2/2025

25 APR 2026