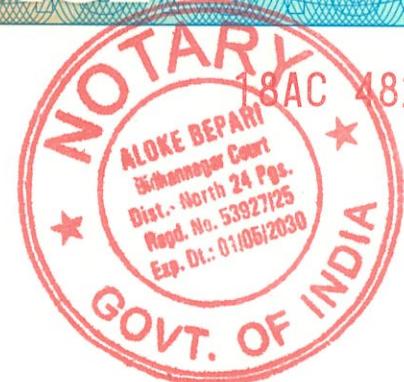


1 No. 25349 Dated 22/12/25



पंचिम बंगाल पंचिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. - NORTH 24 PARGANAS



FORM 'B'

[See Rule 3 (4)]

Affidavit-cum-Declaration

AFFIDAVIT-CUM-DECLARATION of **MR. SHREYASH GOYAL**, son of Mr. Vijay Kumar Goyal, by faith Hindu, by nationality Indian, running business at ECO CENTRE, EM Block, Plot No.04, Unit No.902, 9th Floor, Sector-V, Post Office-Bidhan Nagar (CK Market), Police Station-Biddhan Nagar (East), Salt Lake, PIN-700091, District-North 24 Parganas, West Bengal, India, duly authorized/designated in the meeting dated **16.10.2025** of **SPRING CITY BUILDTECH LLP (LLPIN: AAG-9953) (PAN: AAJFH5880N)** (formerly known as **HSR Infrastructure LLP** and more formerly known as **HSR Infrastructure Private Limited**) hereinafter referred to as the **“PROMOTER”**, of the proposed project, i.e. **“UDYATT”** (the **“Project”**);

I, **SHREYASH GOYAL**, duly authorized/designated by the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

22 DEC 2025

মুক্তি দিতে পারেন কোর্ট অধীক্ষী

17 DEC 2025

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মূল্য ক্রেতার নাম.....

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স্ট্যাম্প ভেঙ্গার শ্রী বিশ্বজিত চক্রবর্তী
এ ডি এস আর. অফিস চাকদহ, নদীয়া

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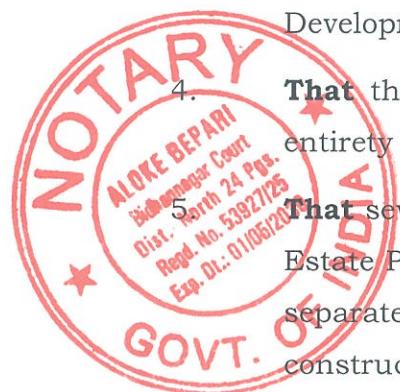
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17.12.1990
মুক্তি দিতে পারেন কোর্ট অধীক্ষী
বিশ্বজিত চক্রবর্তী
এস আর অফিস চাকদহ
নদীয়া

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1. **That**, the Promoter is developing the Project on the land areas measuring about **7 (seven) bigha 16 (sixteen) cottah 7 (seven) chittack and 17 (seventeen) square feet**, more or less, lying and situated at and being Municipal Premises No 33A/3, Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 057 of the Kolkata Municipal Corporation, Assessee No. 110570208251, Sub-Registration District Sealdah, District South 24 Parganas, West Bengal and hereinafter referred to as the "**Project Land**".
2. **That** Spring City Buildtech LLP & Others have a 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.
3. **That** the Project Land is free from all encumbrances, save and except, the hypothecation created in favour of the bank from which loan has been obtained by the Promoter as also the pending cases mentioned in the separate declaration being submitted with application for registration of the real estate project under the West Bengal Real Estate (Regulations & Development) Authority.



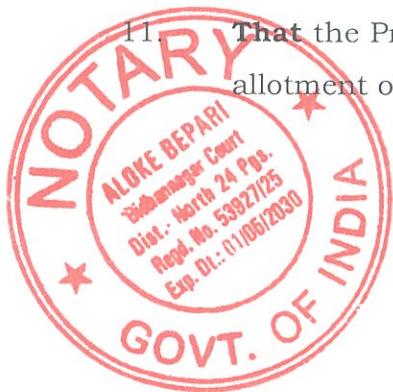
4. **That** the time period within which the Project shall be completed in its entirety by the Promoter is **16.11.2030**.
5. **That** seventy per cent of the amounts realised by the Promoter for the Real Estate Project from the allottees, from time to time, shall be deposited in a separated account to be maintained in a scheduled bank to cover the cost of construction/development and the land cost and shall be used only for that purpose.
6. **That** the amount from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
7. **That** the amounts from the separate account shall be withdrawn by the Promoter 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.

22 DEC 2025

8. **That** the Promoter shall get the accounts audited within 6 (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.

9. **That** the Promoter shall take all the pending approvals on time, from the competent authorities.

10. **That** the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.



11. **That** the Promoter shall not discriminate against any allottee at the time of allotment of any apartment/unit on any grounds.

For SPRING CITY BUILDTECH LLP

SPRING CITY BUILDTECH LLP

Partners / Authorized Signatory

(MR. SHREYASH GOYAL)

Designated 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 22nd day of December, 2025.

Identified by me:

Debabrata Chandra
Advocate

High Court, Calcutta
WB/614/2002

**Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023**

For SPRING CITY BUILDTECH LLP

SPRING CITY BUILDTECH LLP

Partners / Authorized Signatory

(MR. SHREYASH GOYAL)

Designated Partner

Deponent

Debari
ALOKE BEPARI
NOTARY
Regd. No.-53927/25
Govt. of India

22 DEC 2025

