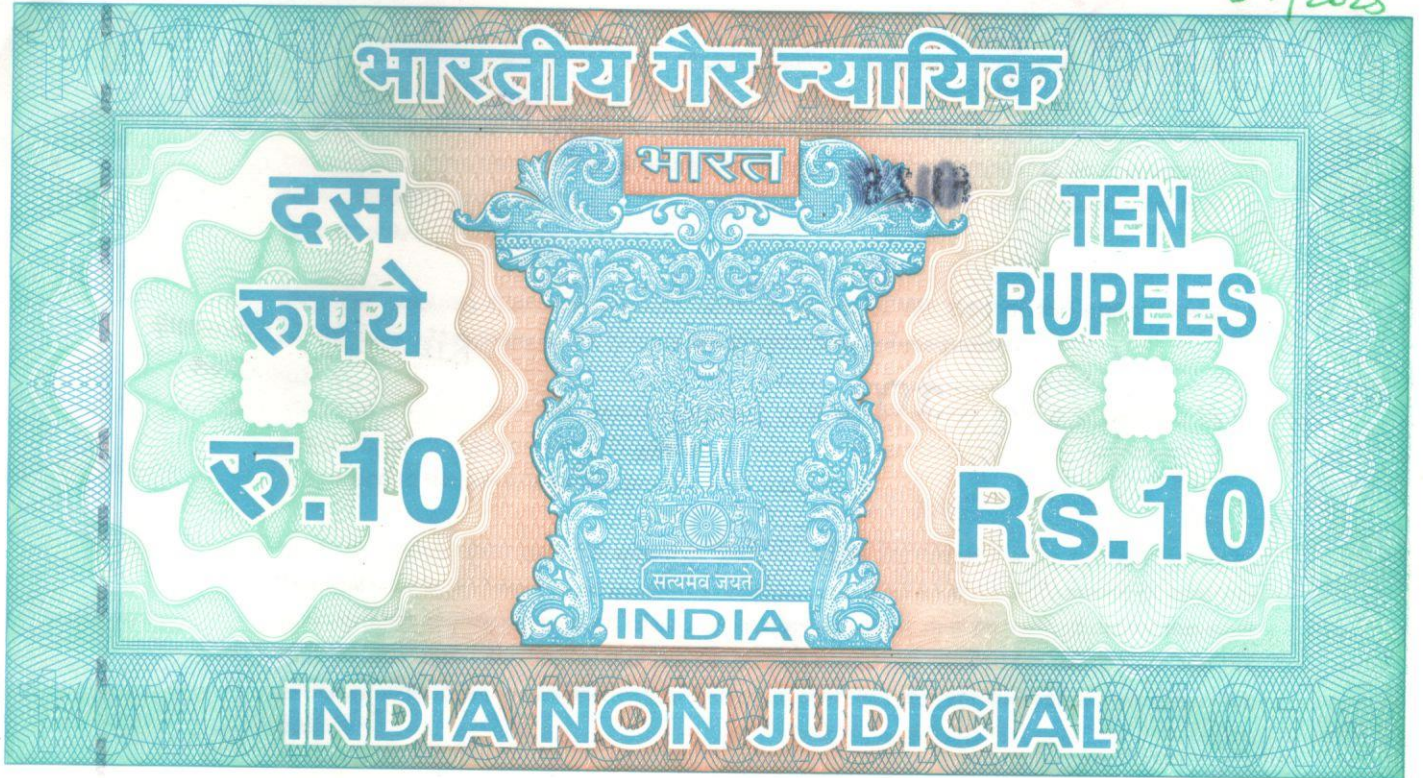


SL No - 31/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 706427

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Uma Shankar Naik**, duly authorized by the promoter of the proposed project "VASTU GREEN II", vide its/his/their authorization dated 27.11.2023.

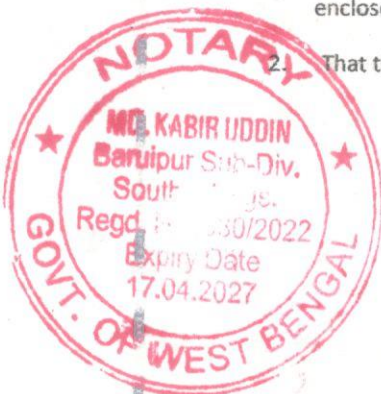
I, **Uma Shankar Naik**, duly authorized by the promoter of the proposed project "VASTU GREEN II", do hereby solemnly declare, undertake and state as under:

1. **Mrs. Namita Dutta, Mr. Rajib Kumar Dutta & Mr. Sayak Som** has 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 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.



03 JAN 2025



2023/18-0112

6127

26 DEC 2024

S.L. No..... Date.....
Name.....
Address.....
Value..... 10/

Rikta Dey (Advocate)
Kolkata High Court

Govt. Stamp Vender
SUBHOJIT DSR
Sonarpur A.D.S.R.O., Kol. 150

[Handwritten signature]

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA



DECLARATION SUBMITTED BY AN AFFIDAVIT, WHICH SHALL BE REQUIRED BY THE
PROSECUTOR OR ANY PERSON AUTHORIZED BY HIM PROSECUTOR

Affidavit cum Declaration

Attestation cum Declaration of Mr. R. Dey, Advocate, authorized by the Registrar of the
Court, Kolkata, West Bengal, who appears and is sworn to on 26/12/2024.
I, the undersigned, do hereby declare that the contents of the above declaration are true and correct.
I, the undersigned, do hereby declare that the contents of the above declaration are true and correct.
I, the undersigned, do hereby declare that the contents of the above declaration are true and correct.

Subscribed and sworn to before me on this 26th day of December 2024 at Kolkata, West Bengal.
Notary Public for West Bengal

03 JAN 2025



3. That the time period within which the project shall be completed by promoter is 30.09.2026.
4. That seventy percent 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.
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.

VASTU REALTORS

[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 03 Day of January, 20 25.



03 JAN 2025

Solemnly declared and affirmed
before me on identification
under the Notary Act.

MD. KABIR UDDIN
NOTARY
Regd. No.- 030/2022
Govt. of West Bengal

VASTU REALTORS

[Signature]

Partner
Deponent

Identified by
[Signature]
Advocate