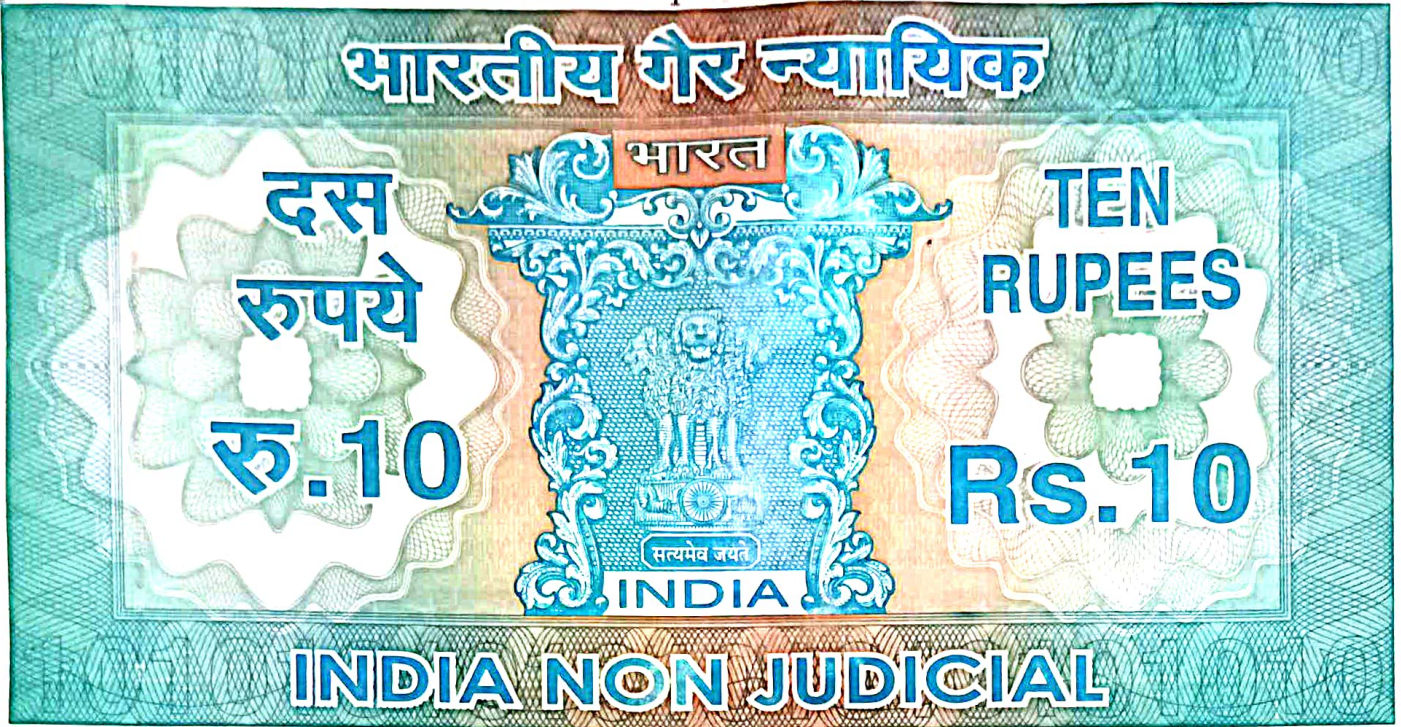


Serial No. A/ 94 2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

12AC 477709

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027
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 Mr. SOUMYAJIT MAITI, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Nationality - Indian, by Occupation-Business, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdrani, Kolkata-700084, sole Proprietor of M/S. SOUMYA CONSTRUCTION, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide his authorization dated _____

Mr. SOUMYAJIT MAITI, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Nationality - Indian, by Occupation-Business, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdrani, Kolkata-700084, sole Proprietor of M/S. SOUMYA CONSTRUCTION, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

SOUMYA CONSTRUCTION

Soumyajit Maity

Proprietor

07 NOV 2025

1. That, the Land owners namely 1. **SMT ASHA GHOSH**, wife of Late Tarun Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, P.O. Laskarpur, P.S. Bansdrani, Kolkata-700153, Dist- South 24 Parganas, 2. **SMT. MADHU DEY**, wife of Sri Probal Dey and daughter of Late Tarun Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Thanamakua Adarsha Nagar (Hare Krishna Nagar), Andul Road Podrah, P.O. Andul, P.S. Sankrail, Pincode- 711109, Dist- Howrah, 3. **SMT. MAMTA BISWAS**, daughter of Late Tarun Ghosh, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, P.O. Laskarpur, P.S. Bansdrani, Kolkata-700153, Dist- South 24 Parganas and 4. **SMT. RUPA GHOSH**, daughter of Late Tarun Ghosh, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, P.O. Laskarpur, P.S. Bansdrani, Kolkata-700153, Dist- South 24 Parganas, have a legal title to the land i.e. **Project "BENCHMARK-XXI" situated at Premises No. 48, Atabagan, Police Station Bansdrani, Pincode- 700153, under the limit of the Kolkata Municipal Corporation Ward No. 111 vide KMC Assessee No. 31-111-01-0048-0, District South 24 Parganas** on which the Development of the 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/ 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.

3. That, the time period within which the project shall be completed by me / Promoter is **31.08.2026**.
4. That, seventy per cent of the amounts realized 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 schedule 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 the 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

SOU MYA CONSTRUCTION

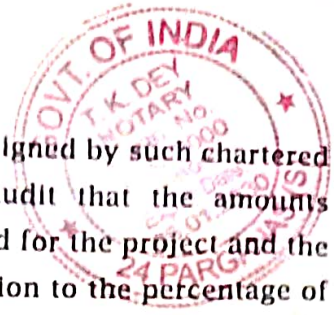
Soumyajit Maiti

Proprietor

07 NOV 2025

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 rule and regulations made under the Act.
- 10. That, I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.



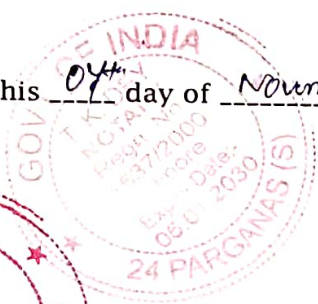
SOUMYA CONSTRUCTION
Soumyajit Hait'
 Proprietor

DEPONENT
 Identified by me
[Signature]
 Advocate

Verification

I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 07th day of November, 2025.



SOUMYA CONSTRUCTION
Soumyajit Hait'
 Proprietor

DEPONENT
 Identified by me
 Advocate
[Signature]
 Advocate

Solemnly Affirmed & Declared
 before me on identification
[Signature]
 T. K. Dey, Notary
 Alipore Judges'/Police Court, Cal-27
 Reg. No. 1537/2000, Govt. of India

07 NOV 2025