

Serial No. A/

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INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 807377

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT
FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTERAffidavit cum Declaration

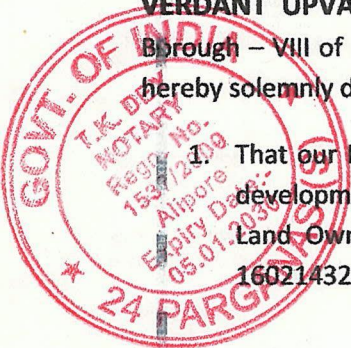
Affidavit cum Declaration of Sri Karan Agarwala, Partner of SYVIEW VERDANT PROJECTS LLP, promoter of the proposed project **VERDANT UPVAN** at Premises No. P-112, Hemanta Muhopadhyay Sarani, under Ward No. 90 of Borough – VIII of KMC, PS – Rabindra Sarobar, PO – Sarat Bose Road, Kolkata – 700029, WB, India

I, Karan Agarwala, Partner of SYVIEW VERDANT PROJECTS LLP, promoter of the proposed project **VERDANT UPVAN** at Premises No. P-112, Hemanta Muhopadhyay Sarani, under Ward No. 90 of Borough – VIII of KMC, PS – Rabindra Sarobar, PO – Sarat Bose Road, Kolkata – 700029, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm SYVIEW VERDANT PROJECTS LLP has a legal title/right to the land on which the development of the project is proposed via registered Joint Development Agreement with the Land Owner/s namely Manju Karati, Aparajita Karati and Paramita Karati, being Deed No. 160214320 of 2025, registered at the Office of the DSR – II, South 24 Parganas

SKYVIEW VERDANT PROJECTS LLP

07 JUL 2026

Karan Agarwala
Designated Partner / Authorised Signatory

001313

2 FEB 2026

No. Rs. Date
Sold to - S. CHAKRABORTY (Adv.)
of-Alipore Judges Court, Kolkata-27

Samiran Das
Stamp Vendor
Alipore Police Court, Kolkata-27

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT
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 Sh. Karan Agarwala, Partner of SYVIEW VERDANT PROJECTS LLP, promoter
of the proposed project VERDANT UPVAN at Premises No. P-112, Hemanta Mukhopadhyay Sarani,
Ward No. 20 of Borough - VIII of KMC, P-2 - Rabindra Sarobar, PO - Sarat Bose Road, Kolkata -
700029, WB, India

I, Karan Agarwala, Partner of SYVIEW VERDANT PROJECTS LLP, promoter of the proposed project
VERDANT UPVAN at Premises No. P-112, Hemanta Mukhopadhyay Sarani, under Ward No. 20 of
Borough - VIII of KMC, P-2 - Rabindra Sarobar, PO - Sarat Bose Road, Kolkata - 700029, WB, India, do
solemnly declare, undertake and state as under:

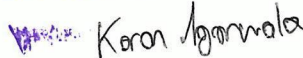
1. That our firm SYVIEW VERDANT PROJECTS LLP has a legal title/right to the land on which the
development of the project is proposed via registered Joint Development Agreement with the
land Owner/s namely Manju Karati, Aparajita Karati and Paramita Karati, being Deed No.
160214320 of 2025, registered at the Office of the DSR - II, South 24 Parganas

SYVIEW VERDANT PROJECTS LLP

Designated Partner / Authorized Signatory

07 JUL 2026

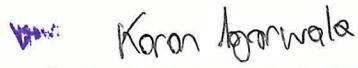
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31-08-2029** as per terms of our JDA, Pg-21/22, Point No. 2 (specific penal/compensation clause mentioned making our JDA Open-Ended in nature and not Close-Ended) and also as per SECTION 4(2)(I)(C) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016
4. 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
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.


SKYVIEW VERDANT PROJECTS LLP
Designated Partner / Authorised Signatory
Deponent

Verification

I Karan Agarwala Son of Manish Agarwala, by Faith – Hindu, by Occupation – Business, having office at 78A, Raja Basanta Ray Road, 1st Floor, Kolkata – 700029, do solemnly affirm that 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 7th day of July, 2026

SKYVIEW VERDANT PROJECTS LLP

Designated Partner / Authorised Signatory
Deponent

Solemnly Affirmed & Declared
before me on identification

DILIP DAS

B. Com., LL.B.

Identified by me


T. K. Das, Notary
Alipore Judges Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Alipore Police Court
Kolkata - 700027
W.B - 525 / 1979

Advocate

07 JUL 2026