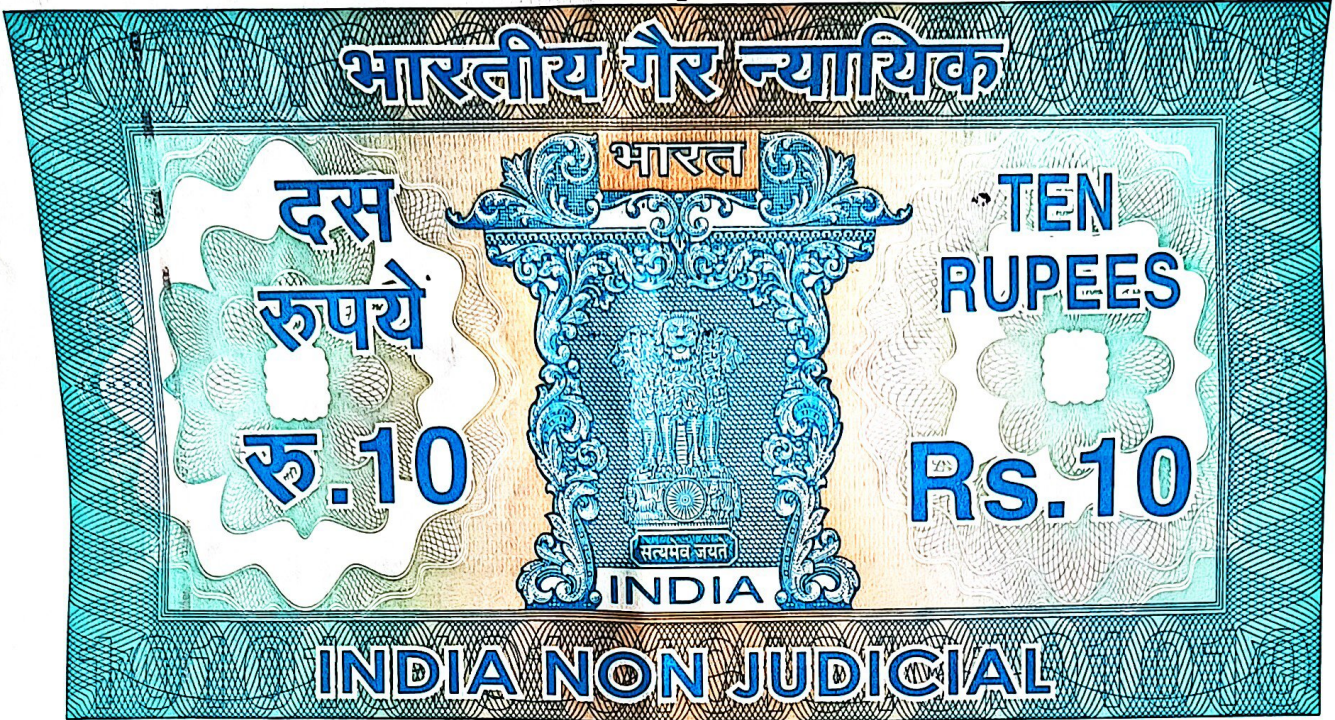


401

1



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 017832



Declaration on Affidavit

I, **ASHOK KUMAR GHOSH**, son of late Murari Mohan Ghogh, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 125/4, Santoshpur Avenue, P.S. Survey Park , Kolkata- 700075, Kolkata, proprietor of promoter, **M/S. JAYA CONSTRUCTION** promoter/developer, having office at 53, New Santoshpur Main Road, P.O.-Santoshpur, P.S-Survey



02 MAR 2026

Park , Kolkata- 700075, Kolkata,, promoter/ developer of the proposed project named "**SURO APARTMENT**" situated at 320, Peyara Bagan Road, P.O. Laskarpur, P.S. Sonarpur (Narendrapur), Kolkata - 700158, District South 24 Parganas, under Rajpur-Sonarpur Municipality, Ward No. 31, Mouza - Laskarpur, J.L. No. 57 ,Kolkata, West Bengal, India, do hereby solemnly declare, undertake and state as under.



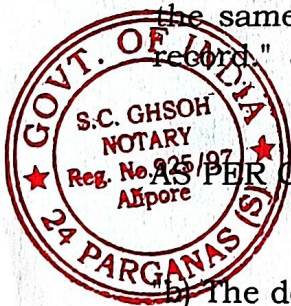
1. That as per development agreement dated **29.11.2021**

AS PER ARTICLE I CLAUSE (p) in page no. 9

"p) TIME: shall mean the construction shall be completed within 2 (two) years after getting the **building plan** to be sanctioned by the Rajpur Sonarpur Municipality."

AS PER CLAUSE V (b) in page no. 13

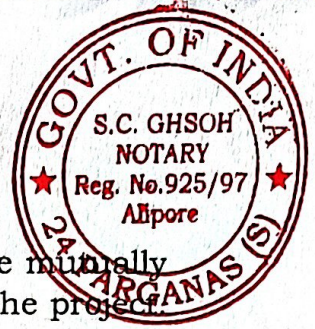
"b) The developer shall complete the construction of the building approximately within 2 (two) years **after getting sanctioned building plan from** the Rajpur Sonarpur Municipality. **Unless prevented by Force Majeure** and Acts of God, but in case of necessity the period shall be extended to a maximum period of another 6 (six) months). The developer shall apply for completion certificate to the Rajpur Sonarpur Municipality and/or receipt of the same shall provide a copy of the same to the owner for his record."



AS PER CLAUSE ARTICLE VII (b) page 17

b) The developer shall complete the building within 2 (two) years **after sanctioned plan from the Rajpur Sonarpur Municipality**. The time of completion of the building in all respect shall be matter of vital consideration and they should be performed strictly. In case the developer could not performed his obligation due to

02 MAR 2026



aforementioned reason in that case the parties may be mutually extended time as mentioned earlier for completion of the project. The developer shall pay and bear all Municipal taxes including all arrears payable for the said premises from the date of his taking possession of the premises and/or from the date of handing over the peaceful physical possession of the land by the owner to the developer till the date of delivery of possession of owner's allocation to the owner as hereinbefore stated."

2. THAT the **Sanction Plan** and **Building Permit** was obtained from **E- Grihanaksha (Online Building Plan Approval System)** which was digitally signed on **19.10.2023** by Dr. Pallab Kumar Das (Chairman) and valid till **18.10.2026**.

The development Agreement is not invalid. That the developer agreement is valid till the developer agreement is cancelled by the principle civil court as such developer have all the power of development of the project and /or enter into necessary documents/ Power of Attorney.

Power of Attorney executed on the basis of the aforesaid Dev. Agreement, has become fully operative.

That if any contradiction arises in the future the Deponent will be responsible for it.

That the contents of above are true and correct and nothing has been suppressed by me.

For JAYA CONSTRUCTION

Ashok Chatterjee
Proprietor

DEPONENT

Solemnly affirm & Declared before me on Identification

S. C. Ghosh
**S. C. GHOSH, Notary
Alipore Police Court, Koi-27
Reg. No. 925/97, Govt. of India**

Identified by me
Prabhu Chatterjee
Advocate

02 MAR 2026