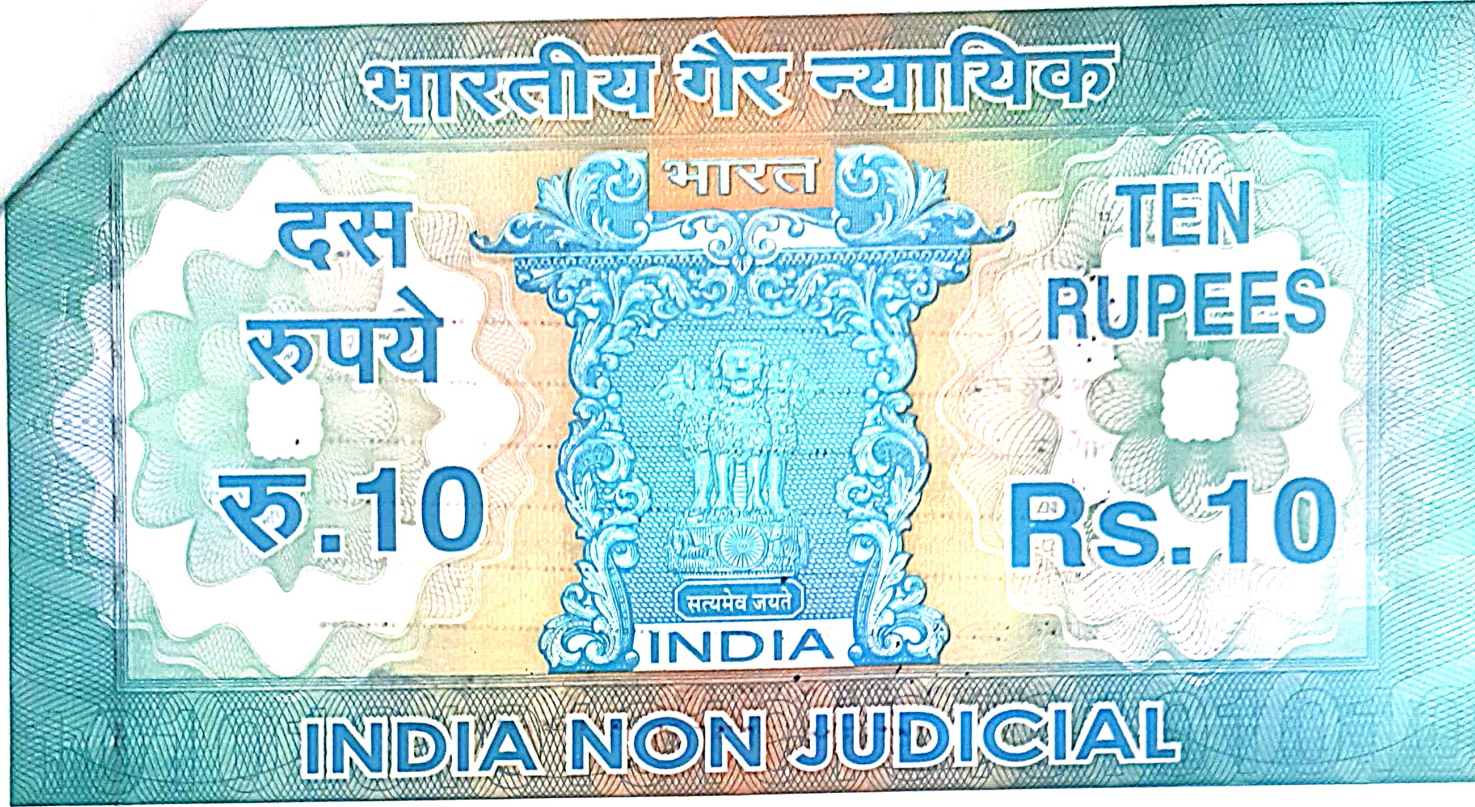




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

13AC 339344

2345
26 FEB 2026

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sujit Kumar Dey being representative for the promoter of the proposed project vide its authorization dated 26/02/2026.

I, **Sujit Kumar Dey** S/o **Sukumar Dey** aged **52 years** R/o **Dharampur, Digambar Biswas Road, Opp. Ram Mohan Vidhyapith Primary School, P.O. & P.S Chinsurah, Dist. Hooghly, PIN-712101** duly representative for the promoter & attorney holder of the proposed project do hereby solemnly declare, undertake and state as

1. That **Shanti Singh and Others (Land Owner)** has a legal title to the land on which the development of the project of **Tirupati Construction (Promoter/Attorney holder of Land Owner)** is to be carried out and a legally valid authentication of the 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **(25/02/2028)**
4. That seventy per cent of the amounts realized by the 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.



[Signature]
AMITABHA CHOSH
NOTARY
Govt. of W. B.
Regd. No. 89/2027

26 FEB 2026

ক্রমিক নং..... ৬৪১৬ তারিখ..... ২৬/২/২৬
মূল্য..... ১০/-
ক্রেতার নাম..... Sujit Mondy
সাক্ষর..... Dharmapur
থানা..... Chirch
জেলা..... Hajshy
সাক্ষর..... [Signature]

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেণ্ডার চুঁচুড়া জজ কোর্ট
অনুপ কুমার গাঙ্গুলী

FORM-3
NOTARIAL

NOTARIAL CERTIFICATE

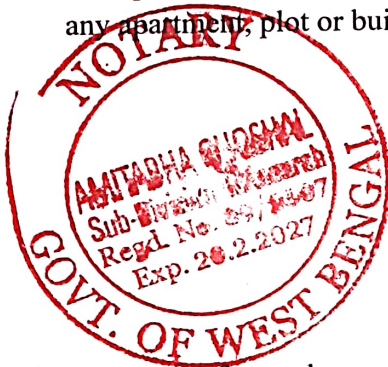
জানি যে উপরোক্ত সাক্ষরিত ব্যক্তি/ব্যক্তিগণের নাম ও পিতা/পতির নাম সত্য এবং তিনি/তারা উপরোক্ত সাক্ষরিত বিষয়ে সত্য বলে ঘোষণা করেছেন।

এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।
এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।
এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।

এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।
এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।
এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।

এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।
এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।
এই সাক্ষরিত সত্য হইলে তাহা সত্য হইবে।

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 only 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



TIRUPATI CONSTRUCTION
Srisat Kumar Dey,
 PARTNER
 Deponent.

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Chinsurah on this 26th day of February 2026.

TIRUPATI CONSTRUCTION
Srisat Kumar Dey,
 PARTNER

Amtabha Ghoshal
AMTABHA GHOSHAL
 NOTARY
 Govt. of W. B.
 Regd. No. 89/2007

26 FEB 2026

Solemnly Affirm & Declared
Before Me Identified by.....
Srisat Kumar Dey
..... of Hooghly District Judges'
Court, Chinsurah, Hooghly.
on.....

26 FEB 2026

Deponent
 Identified by me
Srisat Kumar Dey
 Advocate
 WP/793/10