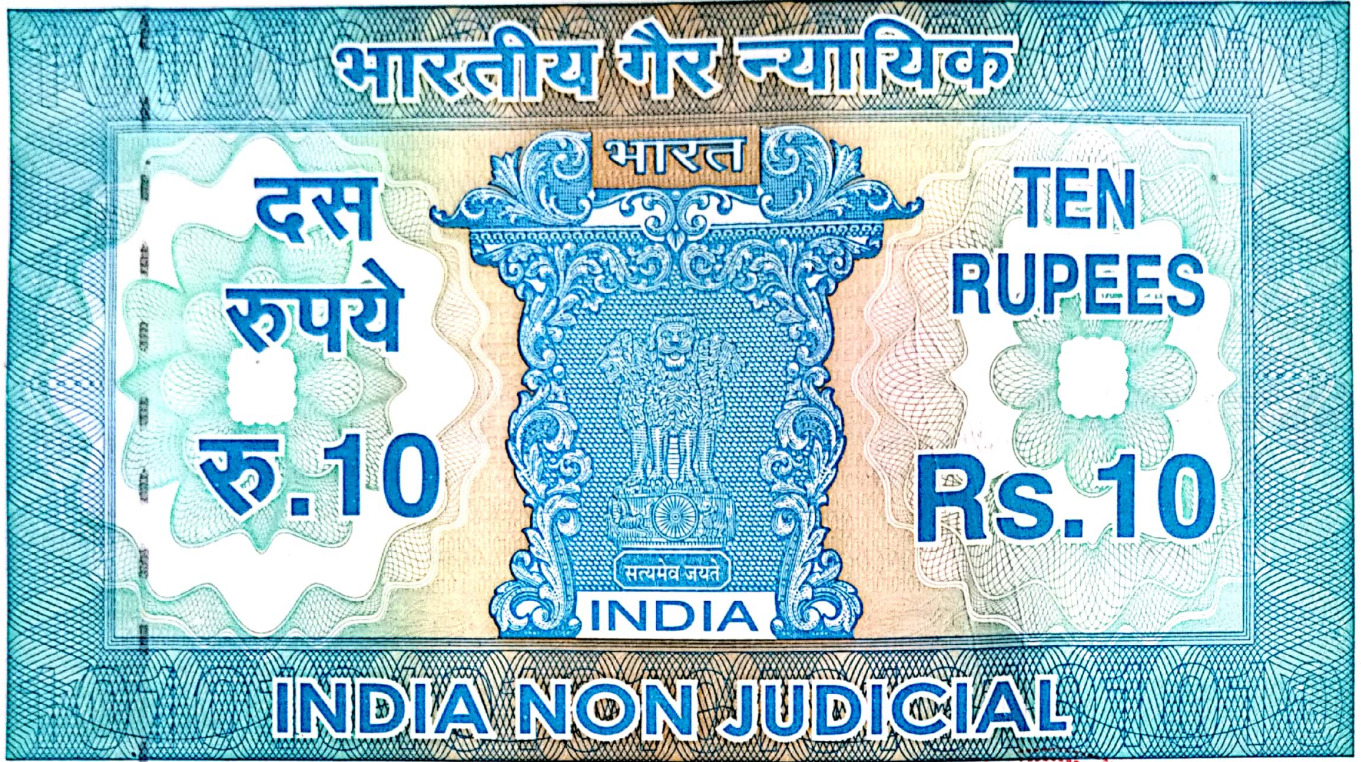
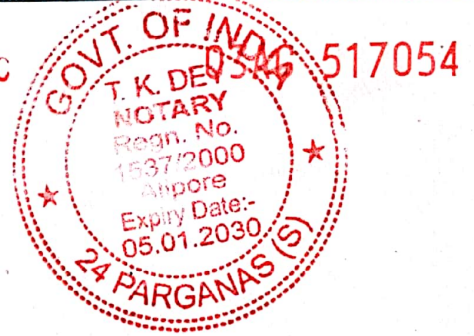




पश्चिम बंगाल

WEST BENGAL
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT
FORM-B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Navin Kumar Jha duly authorized by the promoter of the proposed project Marina's Edge vide its authorization dated 09.04.2025.

I, Navin Kumar Jha S/o Siyaram Jha aged 43 years working for gain at Biowonder, 1st Floor, 789, Anandapur Main Road, Kolkata - 700107 duly authorized by the promoter of the proposed project Marina's Edge, do hereby solemnly declare, undertake and state as under:

1. That Pasari Developers LLP & 9 (Annexure A) others have a legal title to the land on which the development of the project 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 31-03-2030.
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.

AKP PROMOTERS PVT. LTD.

(Signature)
Authorised Signatory

28 APR 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

AKP PROMOTERS PVT. LTD.

(Signature)

Authorised Signatory

Deponent



Verification

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

Verified at Kolkata on this 26th day of April 2025.

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

AKP PROMOTERS PVT. LTD.

(Signature)

Authorised Signatory

Deponent

Identified by me

(Signature)
Advocate

28 APR 2025

DILIP DAS

B. Com., LLB

Advocate

Alipore Police Court

Kolkata-700 027

W.B. - 525 / 1979

