

Serial No. 30/8/21



पश्चिम बंगाल WEST BENGAL

38AA 677281

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



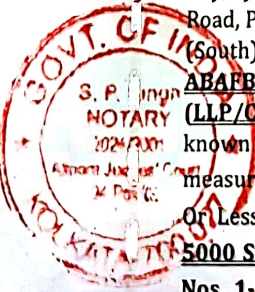
FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER/S OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

1. Affidavit cum Declaration of SRI SOURAV ROY, (PAN - ALHPR0226K, & AADHAAR NO- 4284 6400 6708 & DATE OF BIRTH: 06/08/1976) (MOBILE NO. 96746 75024), son of Sri Subrata Roy, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 67/1, S. N. Roy Road, Post - Sahapur, Police Station - New Alipore, Kolkata - 700038, in the District - 24 Parganas (South) West Bengal, one of the Partners of BIGVISION UST DEVELOPERS LLP, (PAN: ABABF7860L) (DATE OF INCORPORATION: 21/02/2023) (GST NO. 19ABABF7860L1Z1) (LLP/CIN NO: ACA-0279) (TAN NO: CALB24307D), as promoter/owner of the proposed project known and named as "UST SKYVIEW", to be developed in ALL THAT piece and parcel of land measuring about 38 COTTAHS, 2 CHITTAKS AND 24 SQUARE FEET, Be The Same A Little More Or Less, Together With Undivided One Dilapidated Structure Comprising Covered Area Of 5000 Square Feet lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10, and 12-16, Khatian No. 2607, Dag Nos. 55/4597, 56, 57, being Municipal



30 AUG 2025

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29 AUG 2025

No..... Rs.20/- Date.....

Name : ..Bigvision UST Developers LLP

Address : 75/27A, S.N. Roy Road, Kol-70038

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027

FORM NO.

(Specified in)

NOTION SUBMITTED BY THE PETITIONER IN THE PROCEEDING

ALIPORE POLICE COURT, KOLKATA

Subscribed by the

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Premises No. 150, Diamond Harbour Road, Ward No. 123, Borough No. XVI, being Assessee No. 41-123-06-0145-1, within local limits and jurisdiction under The Kolkata Municipal Corporation, Ward No. 123, Kolkata-700008, Police Station: Thakurpukur, in the District: 24-Parganas (South) under the project known and named as "UST SKYVIEW", do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Development Agreement, dated 20th day of November, 2024,, Book No. I, Volume No. 1602-2024, Page from 505222 to 505280, Being No. 1602-15405 for the year 2024 registered in the office of the District Sub-Registrar II at Alipore, of the real estate project.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31st day of December, 2029.
4. That 70% (Seventy per cent) of the amount realized by me 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 proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall withdraw 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 that I 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 I shall take all the pending approvals, if any, on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at any time of allotment of any apartments on any ground.

BIGVISION UST DEVELOPERS LLP

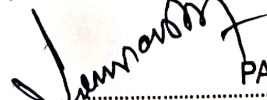

PARTNER
DEPONENT

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 Kolkata on this day of2025.

BIGVISION UST DEVELOPERS LLP

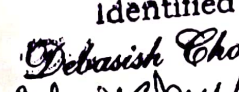

PARTNER
DEPONENT



Signature Attested

S. P. SINGH
NOTARY
Govt. of India
Reg No. 2024/12100

30 AUG 2025

Identified by

Debasish Chowdhury
Advocate
Alipore Judges' Court
Kol-700 027
WB/929

