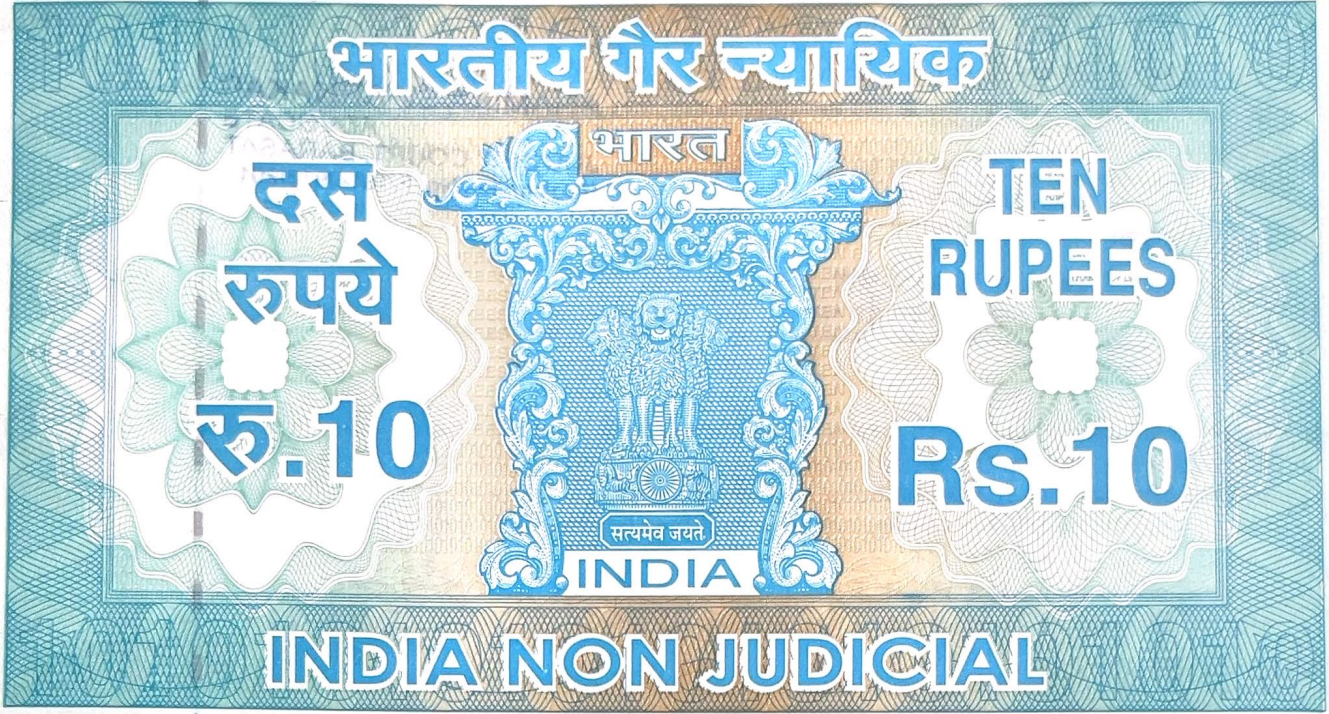


Sl. No. 5039 Dated 12.02.26

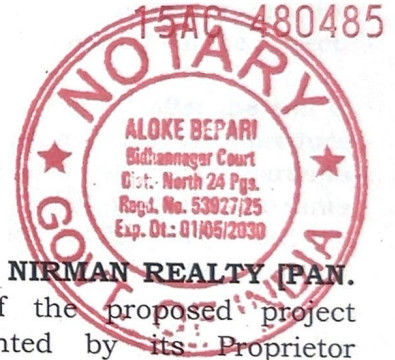


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC FORM 'B'

AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



Affidavit cum Declaration of **SRI SHI R NIRMAN REALTY** [PAN. **AFTPC0734M**], Developer/Promoter of the proposed project named "**IRA RESIDENCY**" represented by its Proprietor **ANUSILAN CHAKRABORTY** [PAN. **AFTPC0734M**], [AADHAAR NO. **960691183604**], [D.O.B. **27.09.1978**], [MOBILE NO. **9836618451**].

I, **ANUSILAN CHAKRABORTY** [PAN. **AFTPC0734M**], [AADHAAR NO. **960691183604**], [D.O.B. **27.09.1978**], [MOBILE NO. **9836618451**], son of Ramkanta Chakraborty, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AF-65, Talbagan, Rabindrapally, Krishnapur, P.O.- Prafulla Kanan, P.S.- Baguiati, Kolkata - 700101, District - North 24 Parganas, West Bengal, India, Partner of **SRI SHI R NIRMAN REALTY**, Developer/Promoter of the proposed project named "**IRA RESIDENCY**" do hereby solemnly declare, undertake and state as under:

12 FEB 2026

5285 15-12-25
নং তার

ক্রমিক নাম

ভেঃ শানোওয়াজ মণ্ডল
(SHANOWAJ MONDAL)

ভেঃ

মোঃ- এ. ডি. এস. আর., বারুইপুর
জেলা- দক্ষিণ ২৪ পরগণা

মূল্য 10

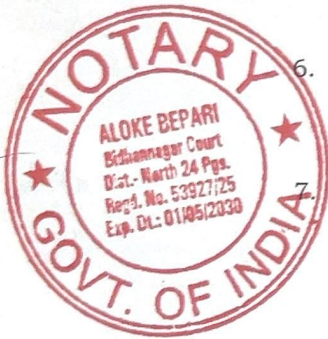
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.



BEFORE THE NOTARY PUBLIC
ANAMIKA SWARNAKAR
JUDGES' COURT, BARASAT

13 FEB 2026

1. That the owners of this land is **RATAN KUMAR SEN GUPTA**. We **SRISHTI R NIRMAN REALTY [PAN. AFTPC0734M]**, as a **Developer/Promoter** with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by us /promoter is **08.11.2027** .
4. That seventy per cent of the amounts realized 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 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.
6. That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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/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 Verification any grounds.



SRISHTI R NIRMAN REALTY
Pratibha Chakraborty
 Proprietor

Deponent

Verification

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 thisday of, 2026

Solemnly affirmed and declared
 before me u/s
 139 CPC and u/s 333BNSS 2023

Jepai
ALOKE BEPARI
 NOTARY
 Regd. No. 53927/25
 GOVT OF INDIA

12 FEB 2026

AS
ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT
 Registration No: F/1314/918/2011.