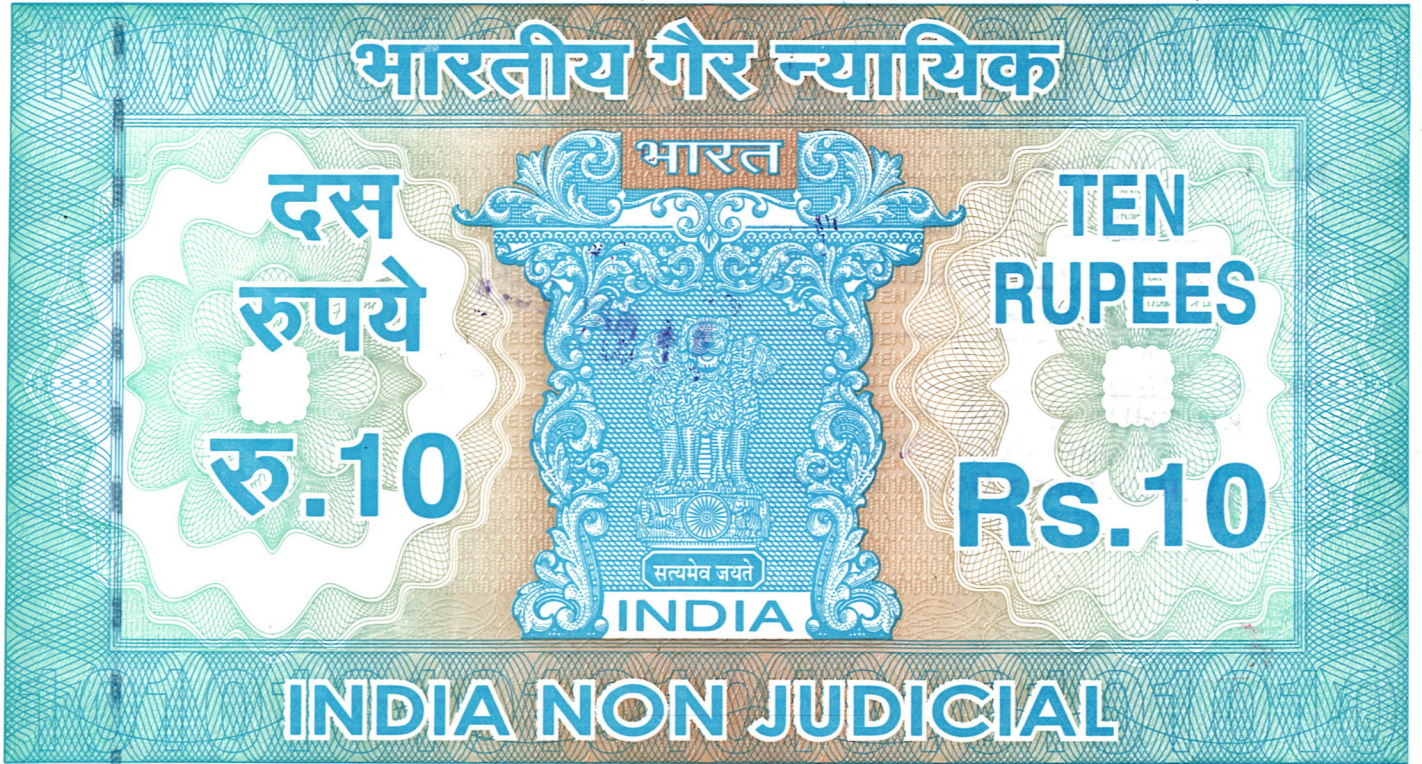


No. 904/2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল
BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

WEST BENGAL
FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Balkishan Goel duly authorized by the promoter of the proposed project "BHAUANI SQUARE ONE" vide its authorization dated 15.05.2026.

I, Balkishan Goel S/o of Late Onkarmal Goel aged 67 years residing at Tulsi Dham, Flat No.4EF, 4th Floor, 48/7, Jessore Road, Bangur, Post Office - Bangur, Police Station - Lake Town, Kolkata - 700055 duly authorized by the promoter of the proposed project Square One, do hereby solemnly declare, undertake and state as under:

1. That Raunak Properties Private Limited and Himanga Mercantile Private Limited has 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 31st December'2030.
4. That seventy percent 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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

ATTESTED
S. P. KANAUJIA
★ NOTARY ★
GOVT. OF INDIA
Reg. No.-55699/25
Bidhannagar Court
Dist.- North 24 Pgs.

27 MAY 2026

Himanga Mercantiles Pvt. Ltd.

Balkishan Goel

Authorised Signatory

Contd.....page2

No 2028 Date 04-05-2028

Rupees 201

Name Himanga Merchants Pvt Ltd

Address D-829/A,

Vender Lake Town 1101-89

04 MAY 2028

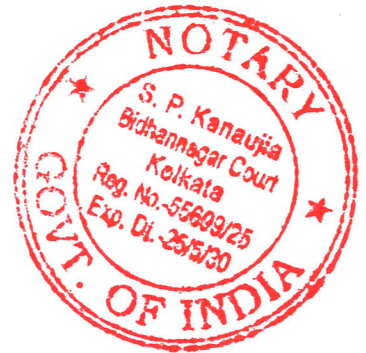
KRISHNA GOPAL KAYAL

STAMP VENDER

A.D.S.R.O. Matla South 24 Pgs



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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.

Himanga Mercantiles Pvt. Ltd.
Balkrishnan Goel
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 by me at Kol. on this 27th day of May, 2026

Himanga Mercantiles Pvt. Ltd.
Balkrishnan Goel
Authorised Signatory

Deponent

ATTESTED
S. P. KANAUIA
★ NOTARY ★
GOVT. OF INDIA
Reg. No.-55699/25
Bidhannagar Court
Dist.- North 24 Pgs.

27 MAY 2026

Identified by me

Advocate

MANOJ BASU
Advocate
Enrolment No.-F247/2006
Bidhan Nagar Court
Kolkata-700091

