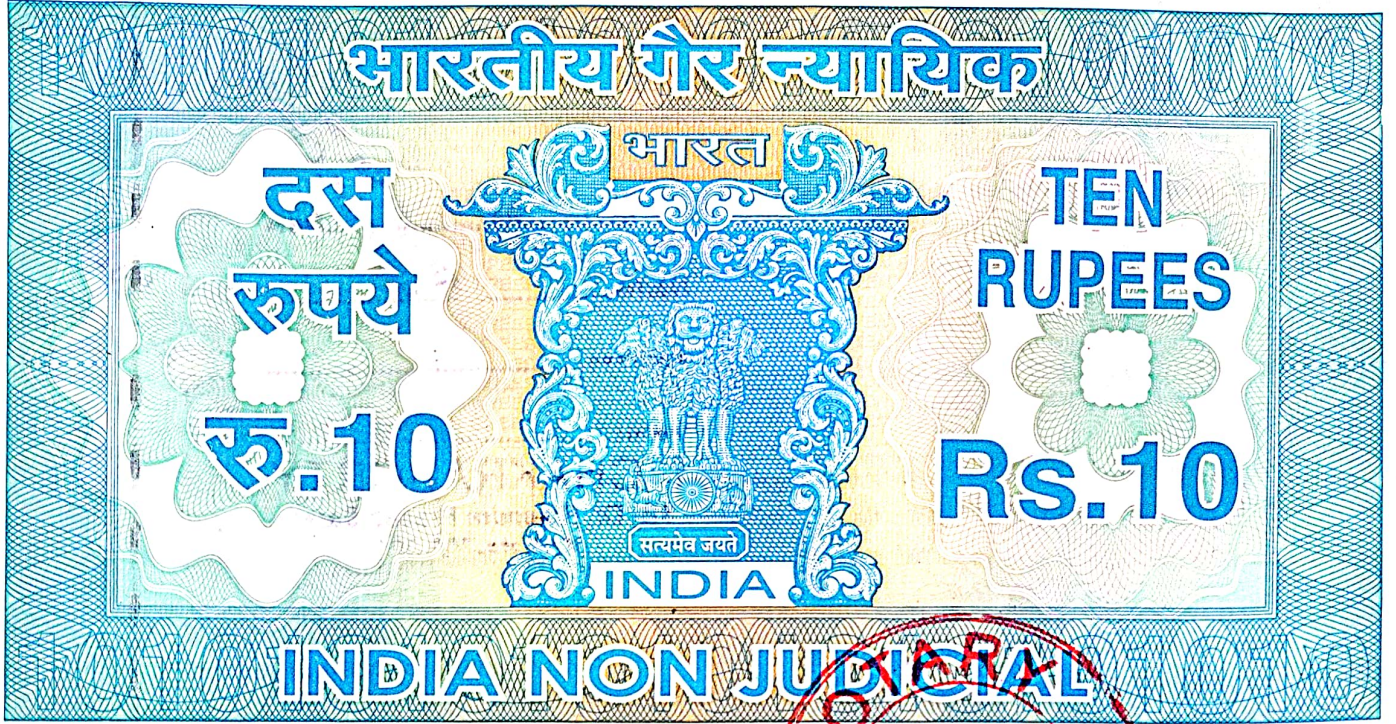




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(4)]



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

Affidavit cum Declaration

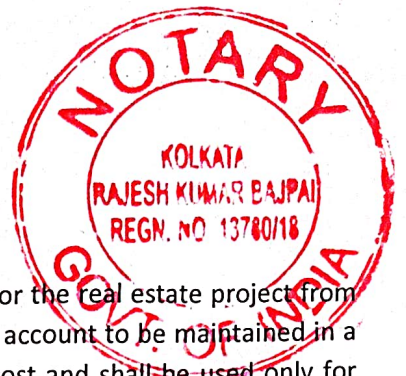
Affidavit cum Declaration of Sri Ashim Halder, Partner of M/s. CIVILIZE ENTERPRISE promoter of the proposed project named **ABHILASA APARTMENT – 10** at RS Dag No – 11282, RS Khatian No – 2975, LR Dag No – 19795, LR Khatian No – 15183, under Madarat Gram Panchayat, Mouja Baraipur, JL No. 31, PO – Madarat, PS - Baraipur, PIN – 743610, WB, India

I, Ashim Halder, Partner of M/s. CIVILIZE ENTERPRISE promoter of the proposed project named **ABHILASA APARTMENT – 10** at RS Dag No – 11282, RS Khatian No – 2975, LR Dag No – 19795, LR Khatian No – 15183, under Madarat Gram Panchayat, Mouja Baraipur, JL No. 31, PO – Madarat, PS - Baraipur, PIN – 743610, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. CIVILIZE ENTERPRISE has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Sri Arup Jyoti Paul, being Deed No. 161104390 of 2025, Registered at the Office of ADSR Baraipur
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 28-07-2028

19 AUG 2025

RAJESH KUMAR BAJPAL
NOTARY GOVT OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001



4. That seventy per cent of the amounts realised 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 scheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 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 any grounds.

Ashim Halder
Deponent

Verification

I, Ashim Halder Son of Late Balai Chandra Halder Resident of Madarat, Paikpara, Baraipur, South 24 Parganas, PIN – 743610, do solemnly affirm that 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 this 19th day of August, 2025

*Solemnly Affirm & Declared before me
as an Identification of Ld. Advocate*

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
J.M. Court, Kolkata, W.B.

19 AUG 2025

Ashim Halder
Deponent

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

Signature Only
Identified by me
Narayan Ch. Saha

Advocate
C.M. Court, Kolkata-1
Enrollment No. WB/305/1989