

SL NO. 4-571
DATE 20/12/25



পশ্চিমবঙ্গ পঞ্চম বিংশাল WEST BENGAL

AX 517163



BEFORE THE NOTARY PUBLIC, KOLKATA

FORM- B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. Sarmita Developers LLP promoter of the proposed project vide its authorization dated 20. 12. 2025

I, Sumanta Chandra Son Late Rabindranath Chandra aged about 47 years, resident of Vill + P.O. Latibpur P.S. Uluberia Dist. Howrah Pin- 711316 West Bengal, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Mahabir Construction has a legal title of the land on which the development of project is proposed.
2. That the said land is free from all encumbrances.

Manish Kumar Chaule
Notary
Regn. No. - 65/02
Govt. of W.B.
Uluberia, Howrah

20 DEC 2025

3. That the time period within which the project shall be completed by promoter is 27.08.2030.

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 schedule bank to cover the cost of the construction and land cost and the amount shall be used for only that purpose.

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 That the amount from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



DEPONENT
SARMITA DEVELOPERS LLP
[Signature]

VERIFICATION

The contents of my above affidavit is true and correct and nothing material has been concealed by me there from

Partner

Verified by me at Kolkata on this 20th day of December 2025

IDENTIFIED BY ME L.T.I.
/ Signed in my presence

Manish Kumar Chauli
Advocate

DEPONENT
SARMITA DEVELOPERS LLP
[Signature]

2 Solemnly Affirm

&
Declare before me
Identification of Advocate

Manish Kumar Chauli 20/12/25
Manish Kumar Chauli
Notary

Partner

20 DEC 2025