

BEFORE THE NOTARY
GOVERNMENT OF INDIA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 714752

02 APR 2026

FORM 'B'
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Nemai Mitra Dey Partner of M/S PRAGOTI INFRASTRUCTURE (*herein after referred to as 'the Partnership Firm'*), Promoter, of the on-going project named CENTRAL GALAXY situated at Premises No-157B, Lenin Sarani Road, P.S-Bowbazar, Kolkata-700013, West Bengal, India under Ward No.-47, Borough No-VI, Under Kolkata Municipal Corporation, Assessee No-110473200107 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/03/2026;

02 APR 2026

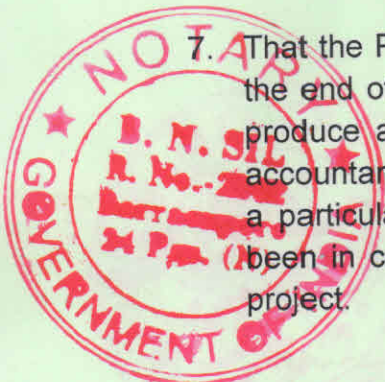
I, Sri Nemai Mitra Partner of M/S PRAGOTI INFRASTRUCTURE, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) SMT Gayatri Saha [PAN:ALRPS3066L] 2. Sri Himadri Saha [PAN:AKZPS9304E] 3. SMT Meruna Saha [PAN:AMGPS9821B] and M/s. M/S PRAGOTI INFRASTRUCTURE,[PAN: AAYFP2604H] a Partnership Firm under Indian Partnership Act,1932(Act IX of 1932).

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 30/03/2030 which is 48 (Forty Eight) months from the date of Commencement of Construction.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the Partnership Firm 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.



PRAGOTI INFRASTRUCTURE
Nemai Mitra
Partner

Partner

02 APR 2026

8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Sri Nema Mitra , son of Bijoy Kumar Mitra, resident at 101/C Masjid Bari Street, Beadon Street, Kolkata- 700006 in the District of Kolkata, West Bengal , solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, PRAGOTI INFRASTRUCTURE

PRAGOTI INFRASTRUCTURE

Nema Mitra

NEMAI MITRA
PARTNER

Partner

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 this 2ND day of April 2026 at Kolkata

PRAGOTI INFRASTRUCTURE

Nema Mitra

NEMAI MITRA
PARTNER

Partner

Solemnly affirmed before me on this 2ND day of April 2026 at Kolkata.



ATTESTED

BHOBANATH SIL
NOTARY-2262
GOVT. OF INDIA

02 APR 2026