



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Vivek Kumar Kajaria duly authorized by the promoter of the proposed project EMPYREAN vide its authorization dated 11th March 2025.

I, Vivek Kumar Kajaria S/o Mr. Sheo Kumar Kajaria aged about 59 Years R/o 4, Ashoka Road, Kolkata 700027 duly authorized by the promoter of the proposed project EMPYREAN, do hereby solemnly declare, undertake and state as under:

1. Chowdhurys' Estates Pvt. Ltd. has a legal title to the land on which the development of the proposed 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 31.12.2029.
4. That seventy per cent 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the ~~separate~~ account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

NOTARY GOVT. OF INDIA
Regd. No. 71050
C.M.M. & Co.
2 & 3, Bankshall Street
Kolkata-700001

03 MAY 2025

SHITIJ REAL ESTATES LLP
Partner / Designated Partner / Authorised Signatory



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.

SHITIJ REAL ESTATES LLP Deponent

Munyarai
Partner / Designated Partner / Authorised Signatory

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 02/05 day of May 2025

SHITIJ REAL ESTATES LLP

Munyarai
Partner / Designated Partner / Authorised Signatory

Deponent



Solemnly Affirmed & Declared Before
me on Identification of I. d. Advocate

Kamal Kumar Paul
KAMAL KUMAR PAUL, NOTARY
Govt. of India Regn. No.-270004

03 MAY 2025

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 270004
C.M.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001