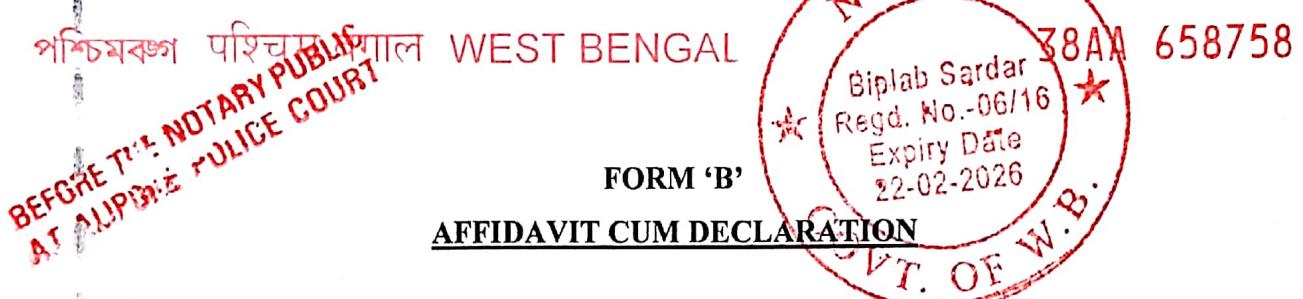


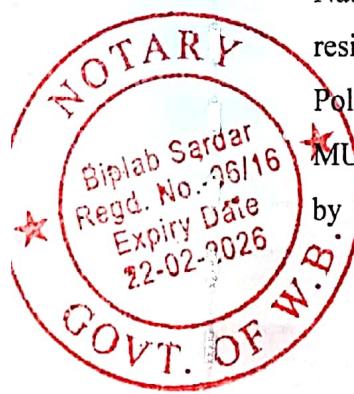
S.No..... 107 Date



Affidavit cum Declaration of Mr. Amitava Singha Roy being the authorized signatory of Promoter (ADITRI NIWAS LLP) duly authorized by the Promoter of the proposed Project (ADITRI ASHISH) located at 41, Biplabi Dinesh Majumder Sarani, Kolkata – 700053, vide its/ their authorization dated 05/05/2023.

I, Amitava Singha Roy, duly authorized by the promoter of the proposed Project (ADITRI ASHISH) do hereby solemnly declare, undertake and state as under:

1. (A) LT. COL. DILIP KUMAR MUKERJEE, son of Late Dulal Gopal Mukerjee, by Nationality – Indian, by Faith – Hindu, by Occupation – Retired Defense Official, resident of D-4 Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O. Yerawada, Police Station – Yerawada, Pune – 411006, Maharashtra, (B) SHRI DEBASIS MUKERJEE, son of Late Dulal Mukerjee, by Nationality – Indian, by Faith – Hindu, by Occupation – Retired PSU Official, resident of 6D, Block – E, Jai Shree Green



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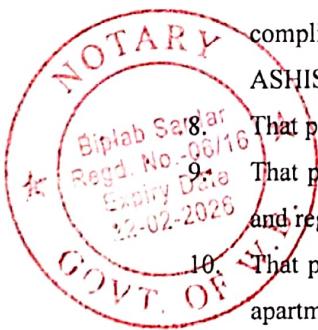


City, Argora, P.O. Doranda, Police Station – Argora, Ranchi – 834002, Jharkhand and (C) SHRI DEBJYOTI MUKHERJEE, son of Late Dular Gopal Mukherjee, by Nationality – Indian, by Faith – Hindu, by Occupation – Private Business, resident of P-562, Block – N, P.O. – New Alipore, Police Station – New Alipore, Kolkata – 700053, West Bengal, being the Land Owners has a legal title to the land on which the development of the proposed Project (ADITRI ASHIS) is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate Project (ADITRI ASHIS) is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the Project (ADITRI ASHIS) shall be completed by promoter is 31/12/2027.
4. That seventy per cent of the amounts realized by promoter for the real estate Project (ADITRI ASHIS) 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 (ADITRI ASHIS), shall be withdrawn in proportion to the percentage of completion of the Project (ADITRI ASHIS).
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 (ADITRI ASHIS).
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 (ADITRI ASHIS) have been utilized for the Project (ADITRI ASHIS) and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project (ADITRI ASHIS).



That promoter shall take all the pending approvals on time, from competent authorities.

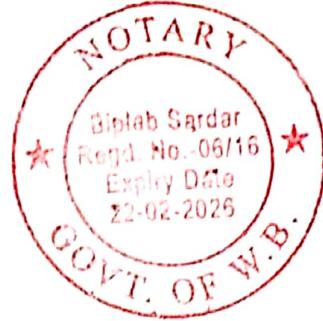
That promoter has furnished such other documents as have been prescribed by the rules and regulations made under Act.

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.

09 SEP 2025



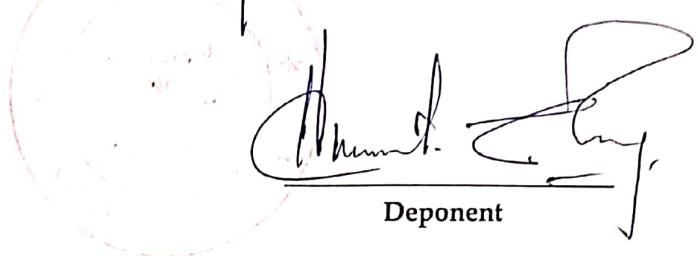
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Verification

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 9th day of September, 2025.



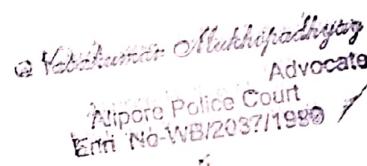
A handwritten signature in black ink, appearing to read "Deponent".

Deponent

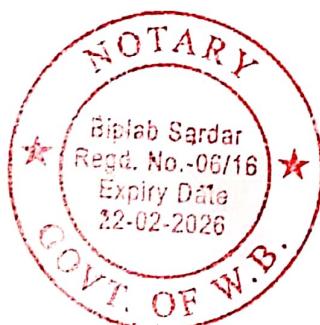
Identified by me



A handwritten signature in black ink, appearing to read "Advocate".



A handwritten signature in black ink, appearing to read "Advocate". Below it, handwritten text reads: "A. K. Bhattacharya, Advocate, Alipore Police Court, Reg. No. WB/2037/1990".



09 SEP 2025