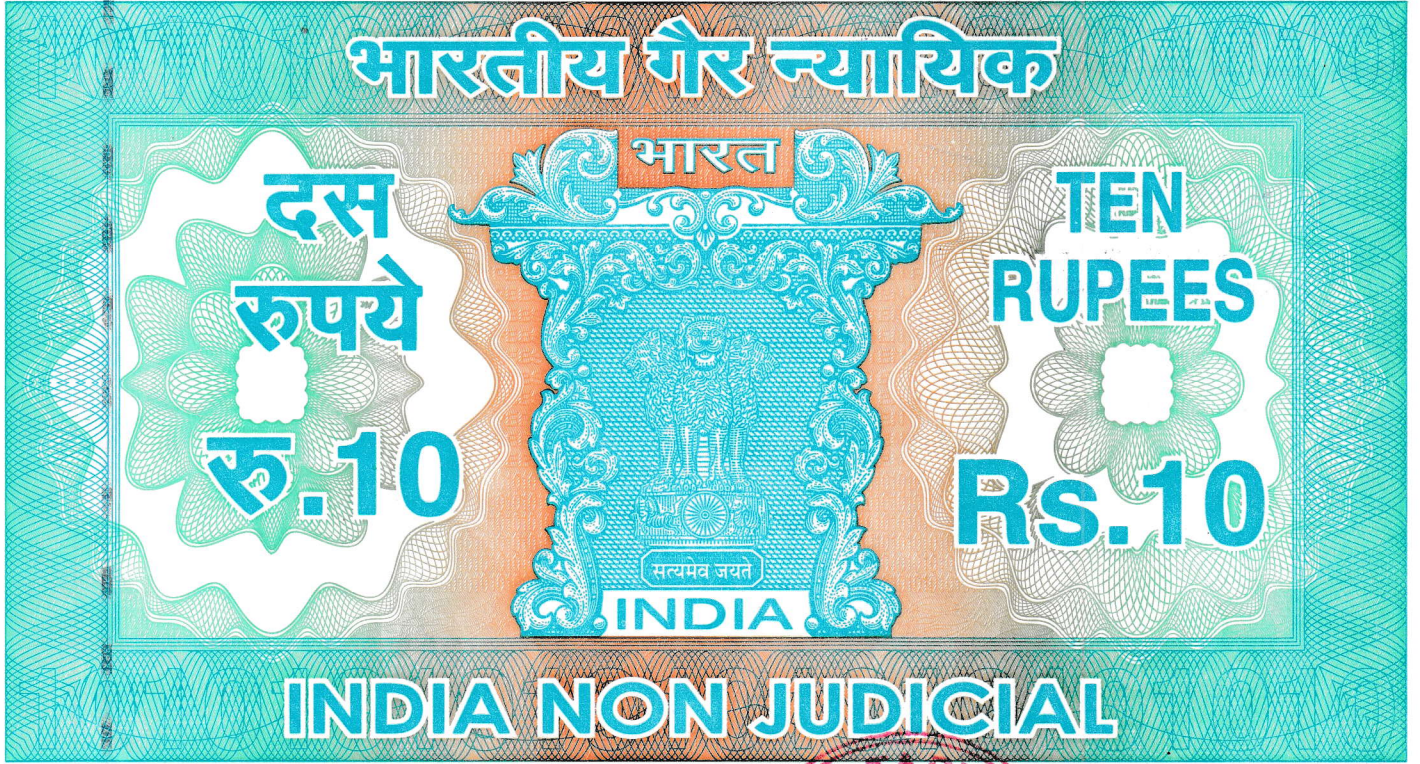


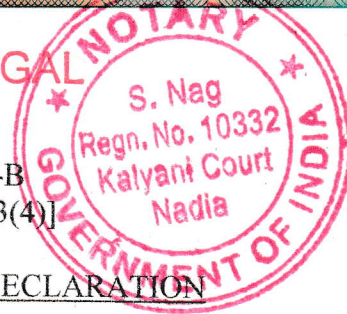
SL NO 12,

11 JUN 2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

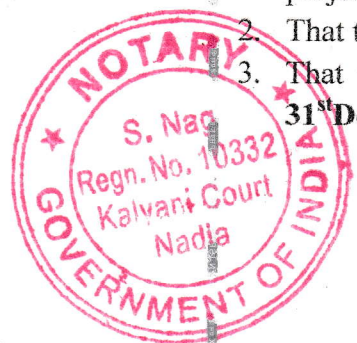
18AC 531070

BEFORE THE NOTARY
GOVERNMENT OF INDIAFORM-B
[See rule 3(4)]AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mainak Chakraborty duly authorized by the promoter of the proposed project Rounak Infinity vide its authorization dated 11/06/2026

I, Mainak Chakraborty S/o Late Amalendu Chakraborty aged 47 aged R/o A- 8/406, Kalyani, Near A -8 Play Ground Ward No 16 Kalyani Nadia West Bengal 741235 authorized by the promoter of the proposed project Rounak Infinity, do hereby solemnly declare, undertake and state as under:

1. That Anisha Dutta and Others has a legal title to the land on which the development of the 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 31st December 2030.



SWAPAN NAG
NOTARY 10332
GOVT OF INDIA
11 JUN 2026

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01 JUN 2026

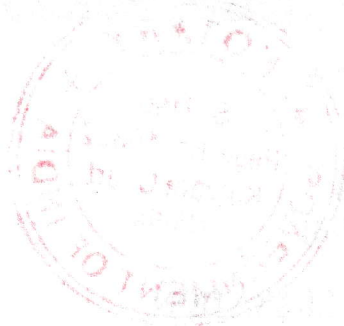
Sl. No. Date

Name Value

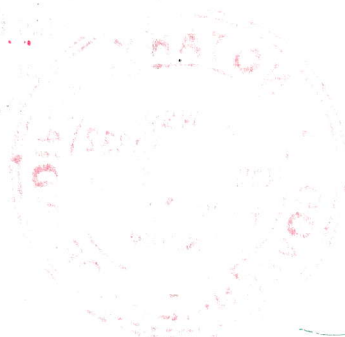
Address

Rounak Construction
Kalyani

STAMP VENDER
Sujit Kumar Sen
A.D.S.R. Office
Kalyani, Nadia,



GOVERNMENT OF INDIA
MINISTRY OF REVENUE
WEST BENGAL
KALYANI, NADIA



GOVT OF INDIA
MINISTRY OF REVENUE
WEST BENGAL
KALYANI, NADIA

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.
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.

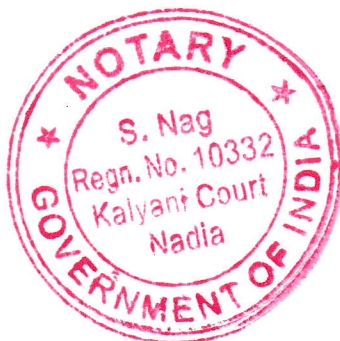
Moina Zhaury
Deponent

Verification

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

Verified by me at Kalyani Court on this 11th day of June 2026. *Moina Zhaury*
Deponent

1



SOLEMNLY AFFIRMED &
DECLARED BEFORE ME
Swapan Nag
SWAPAN NAG
NOTARY 10332
GOVT OF INDIA
11 JUN 2026

11 JUN 2026