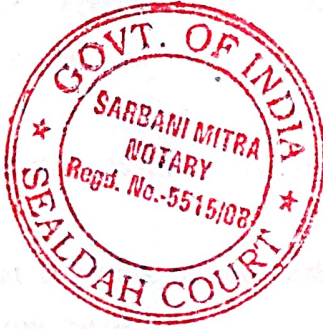


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 090731



Before the Notary Public
Govt. of India



FORM 'B'

[See rule 3(4)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT - CUM - DECLARATION

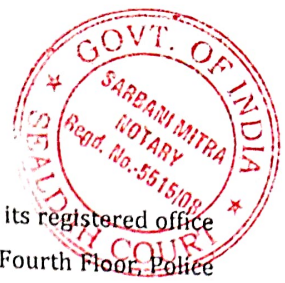
AFFIDAVIT - CUM - DECLARATION of MR. SANTOSH KUMAR PRASAD (PAN NO. AJEPP4960B, Aadhaar Card No. - 4222 7379 0854, Mobile No.- 9830385144), son of Late Jagdish Prasad, one of the Director of DIVYA INFRAREALITY PRIVATE LIMITED, a Private Limited Company, developer of the proposed Project namely "AAA CROWN" and duly authorized by the promoter of the proposed project.

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DIVYA INFRAREALITY PRIVATE LIMITED

11 DEC 2025

Santosh Kumar
Director



DIVYA INFRAREALITY PRIVATE LIMITED, a Private Limited Company having its registered office at premises No. - 5A, Woodburn Park (Bibhabati Bose Sarani), Room No.- 401, Fourth Floor, Police Station - Bhawanipur, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700020, West Bengal represented by its Authorized Signatory **MR. SANTOSH KUMAR PRASAD** (PAN - AJEPP4960B, Aadhaar Card No. - 4222 7379 0854, Mobile No. - 9830385144), son of Late Jagdish Prasad, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 33A, Canal Circular Road, Kankurgachi, Post Office - Kankurgachi, Police Station - Manicktala, Kolkata, West Bengal, India, PIN - 700054, duly authorized by the Promoter of the proposed project "AAA CROWN" do hereby solemnly declare, undertake and state as under:-

1. 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 is enclosed herewith.
2. That I, Promoter have a legal title to the land on which the development of the project is proposed.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 11/08/2030.
5. That seventy per cent of the amounts released by me/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.
6. 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.
7. 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 that I/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.

11 DEC 2025

DIVYA INFRAREALITY PRIVATE LIMITED

Santosh Kumar
Director



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

DIVYA INFRAREALITY PRIVATE LIMITED

Santosh Kumar
Director

(DEPONENT)

Identified by me,

[Signature]
(Advocate)

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 thereon.

DIVYA INFRAREALITY PRIVATE LIMITED

Santosh Kumar
Director

(DEPONENT)

Identified by me,

[Signature]
(Advocate)

Solemnly Affirmed &
Declared Before Me
On Identification By.....
[Signature]
SARBANI MITRA
NOTARY
Regd. No.- 5515/08
Mob.- 8777303277

11 DEC 2025