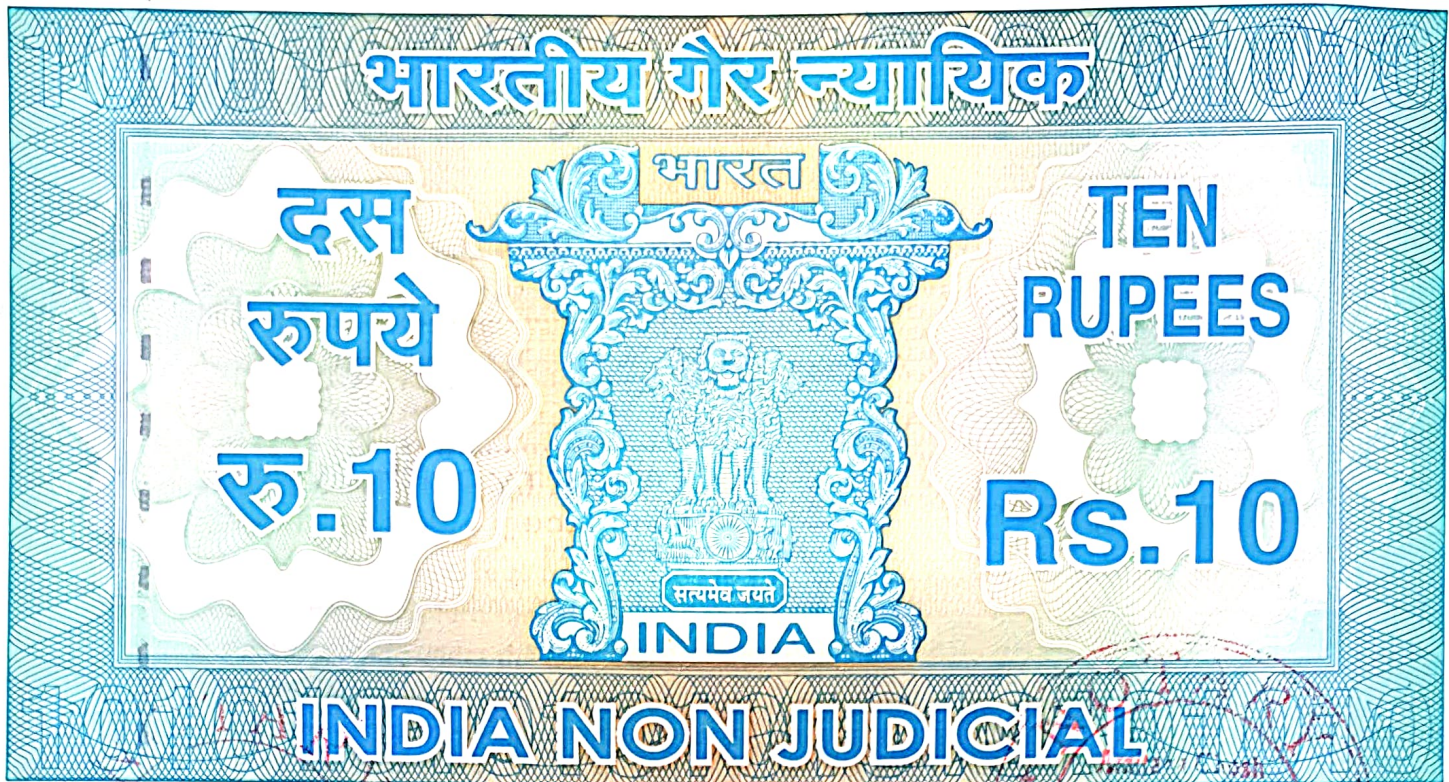




WEST BENGAL

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Alok Kumar Choraria duly authorized by the promoter of the proposed project Sushila Enclave vide its authorization dated 28th February 2026.

I, Alok Kumar Choraria S/o Suparas Mal Choraria aged 52 years R/o Panchsheel Apartment, 493B/1, G.T Road, Block - G, Flat No. 605/6, Howrah – 711102 duly authorized by the promoter of the proposed project Sushila Enclave, do hereby solemnly declare, undertake and state as under:

1. That Visual Imaging Systems Private Limited has a legal title to the land on which the development of the project is proposed.
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 15-01-2031
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

18 MAR 2026

AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN NO. 56596
HIGH COURT CALCUTTA

VISUAL IMAGING SYSTEMS (P) LTD.

DIRECTOR

329329

26 MAR 2020

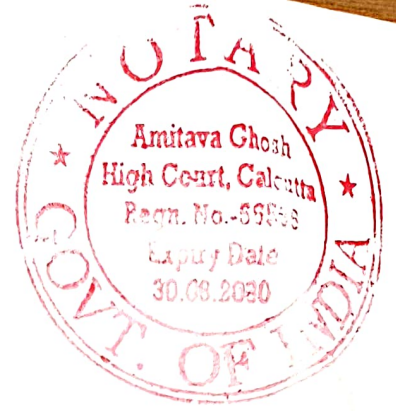
No.....Rs.....Date.....

Name.....Visual Imaging Systems Pvt. Ltd.

Address.....89/85, N S Rd

Vendor.....I. CHAKRABORTY

3A, Garstin Place
Kolkata-700001



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.

VISUAL IMAGING SYSTEMS (P) LTD.

Amitava Ghosh

DIRECTOR
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 at Kolkata on this 6th day of March 2026.

VISUAL IMAGING SYSTEMS (P) LTD.

Amitava Ghosh

DIRECTOR

Deponent

AG
AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN NO. 56596
HIGH COURT CALCUTTA

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

A. R. S.
AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN NO. 56596
HIGH COURT, CALCUTTA

18 MAR 2026