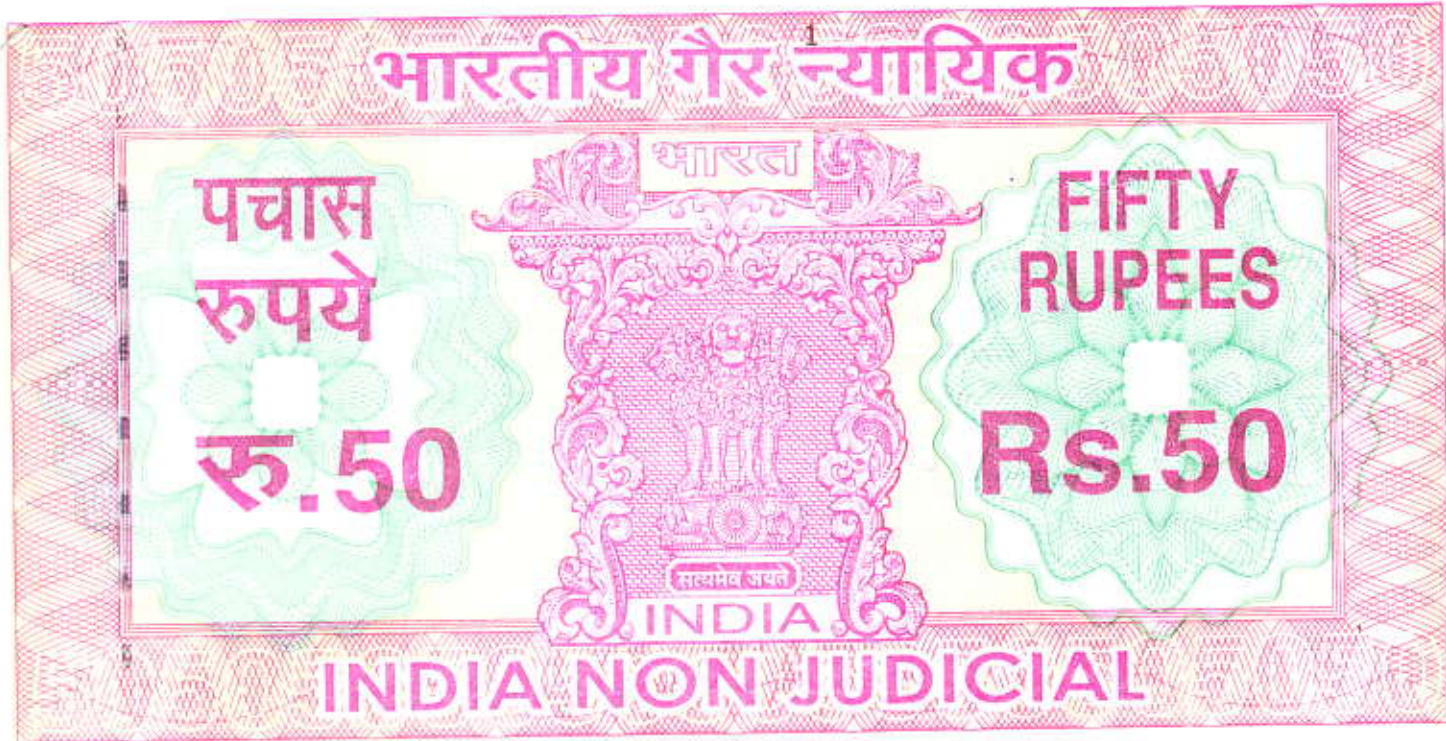




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 150870



BEFORE THE NOTARY PUBLIC

FORM - B
{See Rule 3(4)}

AFFIDAVIT CUM DECLARATION

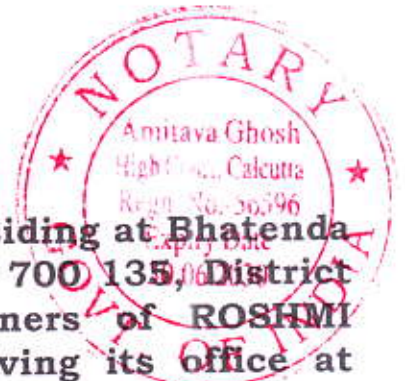
Affidavits cum Declaration of Sri Biswajit Roy duly authorized by the Promoter of proposed Project LAMBODAR vide its authorization dated 21/10/2025.

We, (1) SRI BISWAJIT ROY, son of Late Sunil Kumar Roy by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda (West), P.O. & P.S. Rajarhat, Kolkata - 700 135, District 24 Parganas (North), (2) SRI SUBRATA NEOGI, son of Late Birendra Nath Neogi, by faith - Hindu, by occupation - Business, by Nationality - Indian residing at Bhatenda (West) P. O. & P.S. Rajarhat, Kolkata - 700 135, District 24 Parganas (North) (3) SRI PULAK CHATTERJEE, son of Late Kalidas Chatterjee by faith - Hindu, by occupation

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

21 OCT 2025

Sl. No. 39442 Sold to Rashmi Enterprises
Address Rajarat Bazar
A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 50/- (Rupees Fifty) only
Issue Date: 17 OCT 2025 Sign: [Signature]
17 OCT 2025



- Business, by nationality - Indian, residing at Bhatenda (East) P.O. & P.S. Rajarhat, Kolkata - 700 135, District 24 Parganas (North), are the Partners of ROSHMI ENTERPRISE, a partnership firm having its office at Bhatenda, Rajarhat, P.S. Rajarhat, Kolkata - 700 135, District 24 Parganas (North), West Bengal do hereby solemnly state and affirm as follows:-

1. We the Promoter of the proposed project named LAMBODAR do hereby solemnly declare, undertake and state as follows:

Those, Smt. Soma Das, Smt. Tulu Das and Sri Mrinal Kanti Das have a legal right to the land on which the development of the project is proposed or have the legal right to the land on which the development of the project 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 proprietor for development of the real estate project is enclosed herewith. That the contents of the above affidavit are true and correct to the best of our knowledge and belief and that nothing has been concealed there from.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us / promoters are 26/02/2026.
4. That seventy percent of the amounts realized by us / 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.

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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 We / Promoter shall get the accounts audited with 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.
8. That we / promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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.

Roshmi Enterprise

Partner

DEPONENTS

Not Affirmed & Declared Before
Identification of Ld. Advocate

VERIFICATION

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

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

21 OCT 2025

Verified by me at Kolkata on this 21st day of October 2025

Roshmi Enterprise

Palak Chatterjee

Partner

Roshmi Enterprise

Partner

Roshmi Enterprise

Subrata Nijam

Partner

Identified by me
Advocate

