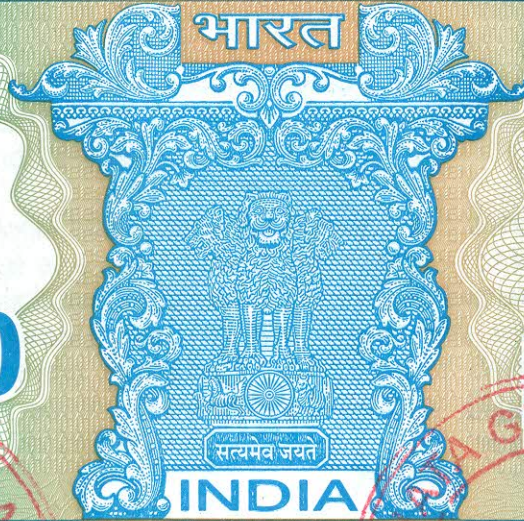


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Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

NOTARY, KOLKATA AC 946129

FORM 'B'

[See rule 3(4) of West Bengal Real Estate (Regulation & Developments) Rules, 2021]

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. Amit Singh (PAN No AWAPS9174K)** son Of Sri Madan Singh, age about 46 Years, by faith Hindu ,by occupation - Business , by Nationality – Indian Residing at 32, Russa Road (South),1st Lane, PO Charu market,Ps Golfgreen ,Kolkata 700033 and Proprietor of **M/s ORCHID DEVELOPER**, ,developer of the proposed Project named "**GOLF ORCHID RESIDENCY**" at Mouza - Chandpur , J.L. No. - 41, Dag No 635 , Khatian No 397 under Kolkata Municipal Corporation being Premises no 68,Uday Shankar Sarani under Ward no 94, Assessee No 210940301506, P.O. - Tollyguange, PS Golfgreen , Kolkata 700033 ,Dist. - 24 Pargs. (South), West Bengal, India,.

Amit Singh

22 MAY 2026

SUJATA GHOSH DAS
Notary Govt Of W.B.
Regn. No 014/2022
City Sessions Court Kolkata

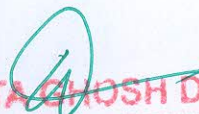
I **Amit Singh** ,Proprietor of the Promoter (**Orchid Developer**) (herein after referred to as 'the Proprietorship Firm). having its registered office at 10, Radha govindo Nath Sarani , PO – Charu Market, PS – Golfgreen ,Kolkata 700033 Promoter of the on-going project named "**GOLF ORCHID RESIDENCY** " ,by the promoter of the said Project do hereby solemnly declare, undertake and state as

That the Firm has a legal title to the land on which the development of the on –going project is carried out by virtue of a development Agreements with **Mr. Tushar Kanti Sen (PAN No ALOPS2468M)** ,Constituted Attorney of the owners named as **(1) Tushar Kanti Sen (2) Debasish Sen (3) Sandip Sen (4) Mrs Aruna Sen** and **M/s ORCHID DEVELOPER** a Proprietorship Firm having Permanent Certificate of Enlistment under Kolkata Municipal Corporation (KMC) bearing Registration Number 0004 9401 9241. With Receipt No E/05/2026/1922447 Dt. 28/04/2026.

AND

- (1) All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Proprietor ship Firm for the development of the Real estate project are 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 the Proprietorship Firm within the date of 13/03/2031
- (4) That seventy percent of the amounts realized by the Proprietorship Firm for the Real Estate Project from the allottees (as per proforma agreement for sale), 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 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 the Proprietorship firm 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 by such chartered accountant and it shall be verified during the audit that the amounts collected for a Particulars 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.

Amit Singh


SUJATA GHOSH DAS
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22 MAY 2026

- (8) That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.
- (9) That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That the Proprietorship Firm shall not discriminate against any Allottee or Allotees at the time of allotment of any apartment, Plot or building, as the case may be, on any grounds.
- (11) That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
- (12) That any contradiction arises in the future the Deponent will be responsible for it.

I, Amit Singh, Son of Mr. Madan Singh by religion –Hindu, by occupation – Business, Residing at 32, Russa Road (South), 1st Lane, PO Charu market, Ps Golfgreen, Kolkata 700033 solemnly affirm that the facts stated in paragraph 1 to 12 are true and correct to the best of my Knowledge and belief and no material fact has been concealed.

For ORCHID DEVELOPER

Amit Singh
(Deponent)
Proprietor

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 Kolkata on this 22nd day of May, 2026

For ORCHID DEVELOPER

Amit Singh
Proprietor

(Deponent)

Identified by me

Biswa Nath Dey

BISWA NATH DEY

Advocate
High Court Calcutta
Regn No. 311/1975

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

S. Gomon

NOTARY

Sujata Ghosh Das
SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regn No. 014/2022
City Sessions Court Kolkata

22 MAY 2026