

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 174911



BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vivek Kumar Kajaria, promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 29th May 2023:

I, Vivek Kumar Kajaria Son of Shri Sheo Kumar Kajaria aged 57 years R/o 4, Ashoka Road, Kolkata 700027 being representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



SHITIJ REAL ESTATES LLP

Mujar
Partner / Authorised Signatory

015802

Serial No.....
Name.....
Address.....
71, Park Street, (Room No.-14)
Kolkata-700 016

Shitij Real Estates Lp
7B Dr Hanendra Coomen
Mukherjee Sanani
KOL - 700021.

28 APR 2023

Licensed Stamp Vendor
Date..... Srijit Sarkar



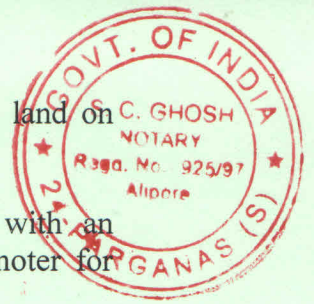
BEFORE THE NOTARY PUBLIC
AT ALL THE PUBLIC OFFICES

SHITIJ REAL ESTATES LLP
Authorized Signatory



28 APR 2023

1. Madgul Services Private Limited and others has a legal title to the land on which the development of the proposed 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 me/ promoter is 30th September, 2027(Project Completion Date).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



SHITIJ REAL ESTATES LLP

[Signature]
Partner / Authorised Signatory
Deponent

Verification

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

Verified by me at Kolkata on this 7th day of June, 2023.

SHITIJ REAL ESTATES LLP

[Signature]
Partner / Authorised Signatory
Deponent

**Solemnly Affirmed & Declared
before me on Identification**

[Signature]
**S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India**

07 JUN 2023

[Signature]
**Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enr. No.-WB/2037/1999**

Identified by me
[Signature]
Advocate