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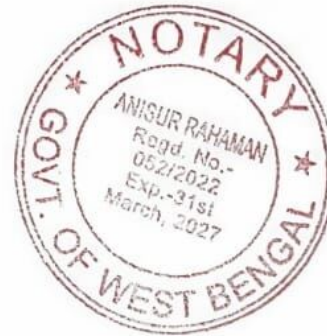
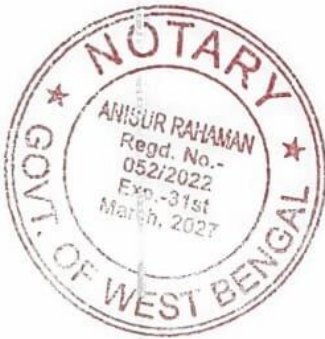
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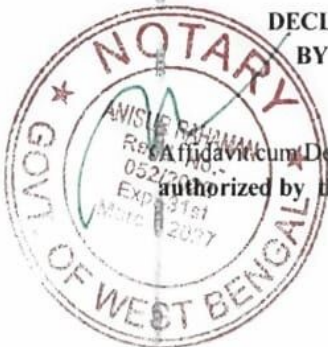
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

08AC 957366

BEFORE THE NOTARY PUBLIC, ALIPORE
GOVERNMENT OF WEST BENGAL

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum DeclarationAffidavit cum Declaration of **SRI BHARAT TAHLANI**, Developer of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization date 16/12/2024;

19 SEP 2025

1. ESTELLA LIFESPACES, a partnership firm resident at 483, Parnasree Pally, P.O. Behala, P.S. Behala, Kolkata-700060 represents its Authorized signatory 1) SRI BHARAT TAHLANI 2) SRI HARSHIT TAHLANI 3) SRI NAVIN TAHLANI residing at 483, Parnasree Pally, P.O. Behala, P.S. Behala, Kolkata-700060.
2. Project Name:- THE LANDMAARK, No. 37, Maharani Indira Devi Road, P.S. Parnasree, P.O. Parnasree, Kolkata-700060.
3. JB COMIDA PRIVATE LIMITED represented by 1) SRI JITESH TAHLANI 2) SRI NAVIN TAHLANI are residing at 3A, 4A, 483, Parnasree Pally, P.O. Behala, P.S. Behala, Kolkata-700060, herein called as Land owner has a legal title to the land on which the ,development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between suchowner and promoter for development of the real estate project is enclosed herewith.
4. That the said land is free from all encumbrances.
5. That the time period within which the project shall be completed by me/promoter is 31/12/2027
6. That seventy per cent of the amounts realized 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.
7. 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.
8. 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.
9. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. That I / promoter shall take all the pending approvals on time, from the competent authorities.
11. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That I / 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.

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

Signature Attested
on Identification
by the Ld. Advocate

ANISUR RAHAMAN
NOTARY
South 24 Pgs.
Regd. No.-052/2022
Alipore Court
Govt. of West Bengal

For ESTELLA LIFESPACES

Bharat Tahlani
Partner

Identified by me

Nabaumar Mukhopadhyay
Advocate

Nabaumar Mukhopadhyay
Advocate
Alipur Police Court
Regn. No.: WB/2037/1999

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