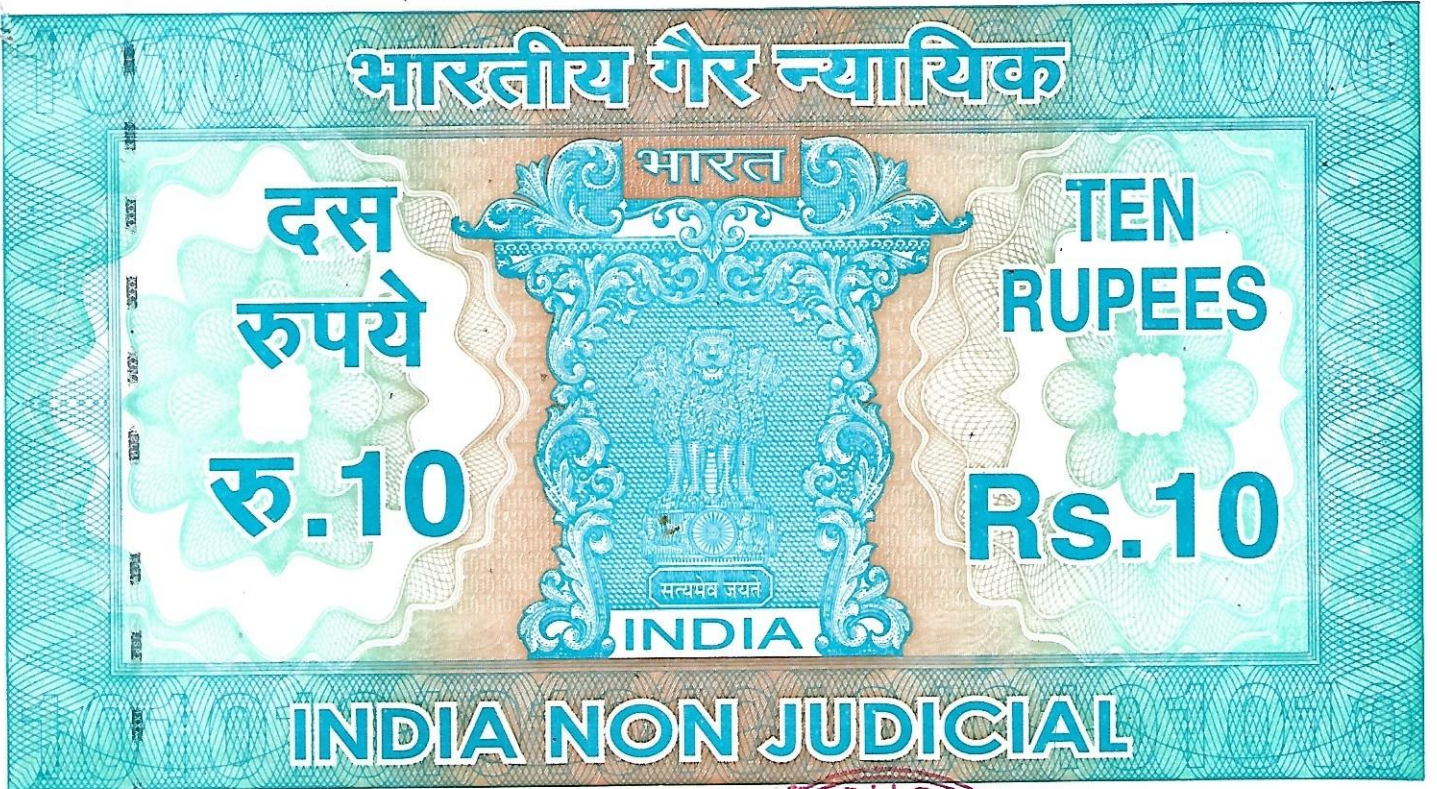
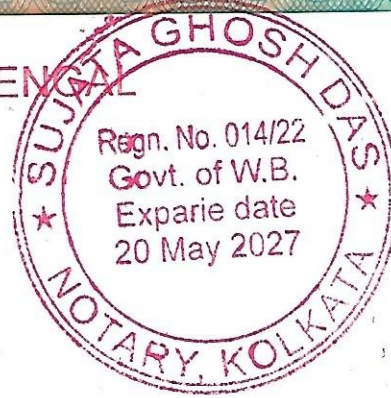




पश्चिम बंगाल WEST BENGAL

03AC 811745



FORM 'B' [See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of I/We, MANISH LAKHOTIA, son of Mr. Satish Lakhota, aged about 47 years, by faith : Hindu, by Occupation: Business, by nationality: Indian, residing at 7/1, Gurusaday Road, P.O. Ballygunge, P.S. Karaya, Kolkata-700019, Director of BARASAT REAL ESTATES PROJECT PVT. LTD, being the Developer of the proposed project named VRINDAVAN COMPLEX, do hereby solemnly declare, undertake and state as under:

1. That I/We the Developer/promoter of the proposed project having its principal place of Office/business at "Arch Waterfront", 8th floor, Premises No. F-4, Block GP, Salt Lake City- Sector V, Post Office- Sech Bhawan, Police Station- Electronics Complex, Kolkata-700091, West Bengal, the name of the project is 'VRINDAVAN COMPLEX'.
2. That the Land Owner has a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project through registered Development Agreement dated 10th day of March 2025 is enclosed herewith.

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

25 MAR 2025

27 FEB 2025

SL. NO. 55637 DATE.....

NAME.....

ADD.....

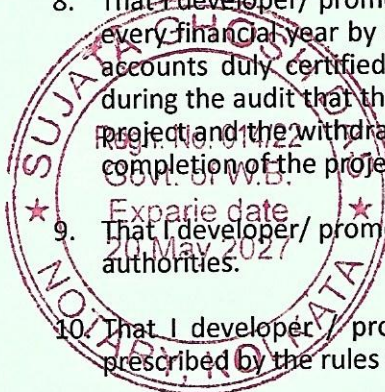
AMT. 100

S. K. SHARMA
Advocate
High Court, Calcutt



MOUSUMI CHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 03 years from the date of commence of construction work.
5. That seventy per cent of the amounts realised 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.
6. 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.
7. 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.
8. That I developer/ 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.
9. That I developer/ promoter shall take all the pending approvals on time, from the competent authorities.
10. That I developer/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I developer / 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.

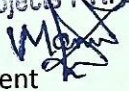


Deponent  Director

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 25th day of March 2025.

Barasat Real Estate Projects Pvt. Ltd.

Deponent  Director

Identified by me

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION



ADVOCATE

SUJATA GHOSH DAS
Notary Govt. of W.B.
Regd. No. 014/22
25th Sessions Court, Kolkata

NOTARY

25 MAR 2025