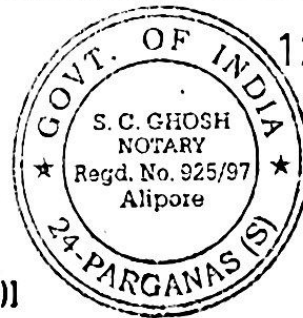


Team B

S. No. 116 Date



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



12AC 208036

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURTFORM '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 Declaration

Affidavit cum Declaration of SRI BISWAJIT BARAL, partner of M/S. SHIVAM CONSTRUCTION (herein referred to as "THE PROMOTER") and duly authorized by THE PROMOTER of the proposed project, vide its/his/their authorization letter dated 12/06/2025;

I, SRI BISWAJIT BARAL, son of Sri Durga Baral, aged about 31 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 131/1, Ananda Pally South, P.O. – Purba Putiary, P.S. – Regent Park, Kolkata – 700093 and partner of M/S. SHIVAM CONSTRUCTION, a Partnership firm, having its office at 225, Ananda Pally A, P.O. – Purba Putiary, P.S. – Regent Park, Kolkata – 700093, (herein referred to as "THE PROMOTER"), duly authorized by THE PROMOTER of the proposed project named "SHIVAM PLAZA", situated at the K.M.C Premises No. – 176, Anandapally 'B', P.O. – Purba Putiary, P.S. – Regent Park, within the limits of K.M.C Ward No. – 114, Borough No. – XI, Under the Kolkata Municipal Corporation (K.M.C), District – Kolkata, Pin – 700093 (PROJECT ADDRESS), do hereby solemnly declare, undertake and state as under:-

1. That M/S. SHIVAM CONSTRUCTION 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 such owner and promoter for development of the real estate project is enclosed herewith.

13 JUN 2025

009888

11 JUN 2025

A No.....Rs.....Date.....

Sold to - S. CHAKRABORTY (Adv.)
of-Alipore Judges Court, Kolkata-27



Samiran Das
Stamp Vendor
Alipore Police Court, Kolkata-27



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by THE PROMOTER is 18/03/2026.
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 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 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 THE PROMOTER shall take all the pending approvals on time from the competent authorities.
9. That THE PROMOTER have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That THE 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.



SHIVAM CONSTRUCTION

Biswas Band

Partner

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 the 13th day of June, 2025. **SHIVAM CONSTRUCTION**

Biswas Band

Partner

DEPONENT

Solemnly Attested & Declare
before me on Identification

Identified by me

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

[Signature]
Advocate
Alipore Police Court
End. No-W-3/2037/1999

13 JUN 2025