

S.L. No. 2



पश्चिम बंगाल WEST BENGAL

95AB 943982

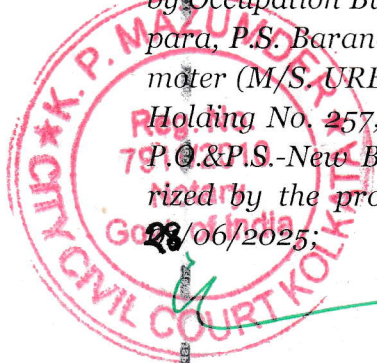
FORM 'B'
[See rule 3(2)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Smt. Jayati Bhattacharyya (PAN:CSAPB6658K) wife of Sri Mrityunjay Bhattacharyya, aged about 59 years, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 9/7, Nabin Chandra Das Road, Baranagar, P.O. Noapara, P.S. Baranagar, Kolkata- 700090, District North 24 Parganas, Partner of the promoter (M/S. URBAN DEVELOPERS) for the proposed project "Urban Exotica" situated at Holding No. 257, Vidyasagar Road, Ward No. 15 under New Barrackpore Municipality, P.O.&P.S.-New Barrackpore, District-North 24 Parganas, Kolkata- 700131, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28/06/2025;



Urban Developers
Jayati Bhattacharyya
Partner

28 JUN 2025

I, Jayati Bhattacharyya, Partner of the (promoter) M/S. URBAN DEVELOPERS (PAN: AAT-FU6403B) having registered office at Holding No:- 56, Flat No- 4B, 4th Floor, Purnima Apartment Girls School Road, Ward No.2 under New Barrackpore Municipality, P.O.- New Barrackpore, P.S.-Khardah, District- North 24 Parganas, Kolkata-700131 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. (a) SRI SUMIT KUMAR DUTTA (PAN- ANPPD9910J), son of Late Prafulla Kumar Dutta, by Faith Hindu, by Nationality Indian, by Occupation- Service, residing at 257/1, Vidyasagar Road, P.O. New Barrackpore, P.S. Khardah, Kolkata- 700131, District North 24 Parganas, (b) SRI AMIT DATTA (PAN- AICPD9749F), son of Late Prafulla Kumar Dutta, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 257, Vidyasagar Road, P.O. New Barrackpore, P.S. Khardah, Kolkata- 700131, District North 24 Parganas 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 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.

That the said land is free from all encumbrances.

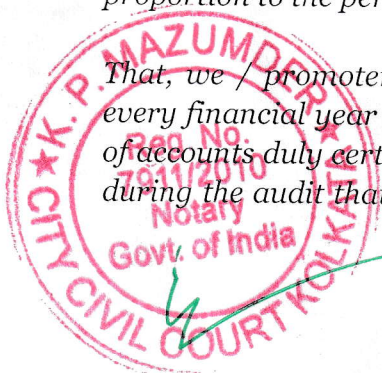
That the time period within which the project shall be completed by us/promoter is 12/12/2030.

That seventy percent of the amounts realised by us/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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

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.

That, we / 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 utilized for



28 JUN 2025

Urban Developers
Jayati Bhattacharyya
Partner

the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

That, we / promoter shall take all the pending approvals on time from the competent authorities.

That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That, we / 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.

Urban Developers
Jayati Bhattacharyya
Deponent
Partner

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 28th day of June, 2025



Solemnly Affirmed & Declared
Before me on Identification

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

Urban Developers
Jayati Bhattacharyya
Partner
Deponent

Identified by me

S. Das
Advocate

28 JUN 2025