

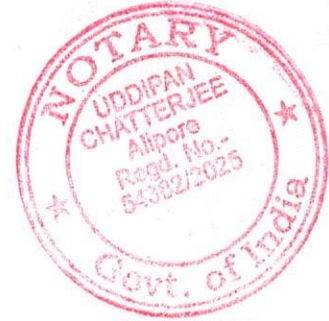
Sl. No. 01 Date 01 MAY 2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

19AC 454680

BEFORE THE NOTARY
ALIPORE JUDGES' COURT, KOLKATA
KOLKATA-700 027



FORM "B"

(See rule 3,4)

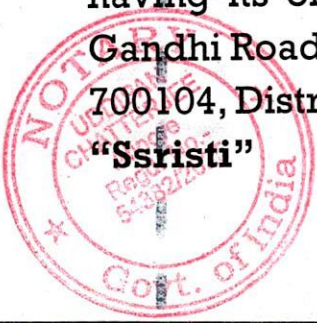
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

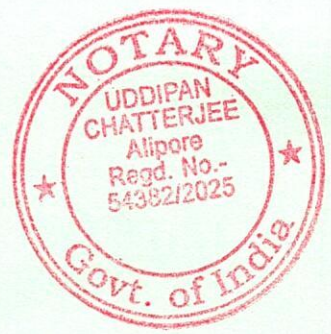
Affidavit cum Declaration

Affidavit cum Declaration of **SUMITA DAS GHOSH (PAN: AFXPD8777M) (Aadhaar No. 3783 3772 7341)** wife of Sri Bhaskar Das, residing at Baishali, 747 M.G.Road, P.O - Thakurpukur, Police Station- Thakurpukur now Haridevpur, Kolkata- 700063, District- 24 Pgs (S) proprietress of **M/S. SELLER MARK** a Proprietorship Firm, having its office at Kajal Apartment, Ground Floor, 265, Mahatma Gandhi Road, Police Station- Thakurpukur now Haridevpur, Kolkata- 700104, District- South 24 Parganas promoter of the proposed project

"Ssristi"

01 MAY 2026





I, **SUMITA DAS GHOSH (PAN: AFXPD8777M) (Aadhaar No. 3783 3772 7341)** wife of Sri Bhaskar Das, residing at Baishali, 747 M.G.Road, P.O - Thakurpukur, Police Station- Thakurpukur now Haridevpur, Kolkata- 700063, District- 24 Pgs (S) proprietress of **M/S. SELLER MARK** promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

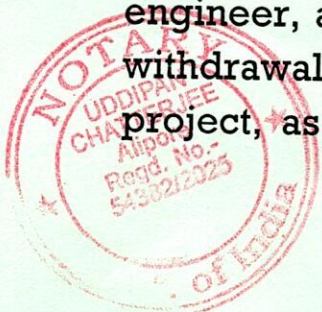
Have entered into joint development agreement/collaboration agreement/development agreement or any other agreement with **SRI ASHOK SAHA** who possess a legal title to the land on which the development of the proposed project is to be earned out AND a legally valid authentication of title of such land along with an authenticated Copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances OR Possess such encumbrances as Owners Including details of any rights title, interest or name of any party in or over such land, along with details.

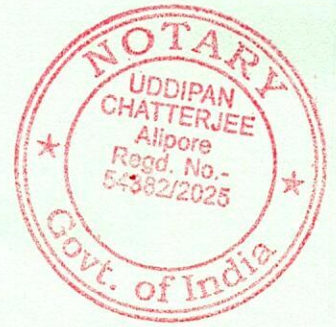
3. That the time period within which the project shall be completed by me/promoter is 31.05.2027.

4. That seventy per cent of total amounts realized by us 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the



01 MAY 2026



withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that, the project has been developed and completed in all respects as per the layout approved by the competent authority.

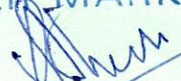
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the Withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

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

9. 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.

SELLER MARK

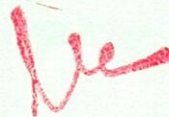

Proprietor

Deponent

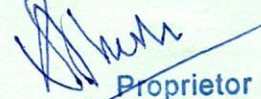
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

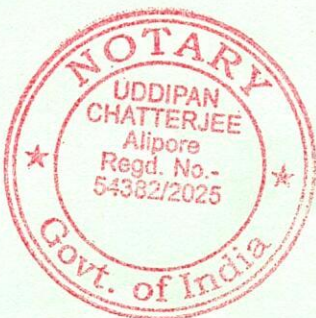
Verified by me at Kolkata on this 30th day of Apr' 2026.



SELLER MARK


Proprietor

Deponent



01 MAY 2026

Solemnly declare and affirmed
before me on identification under
the Notaries Act.
Uddipan Chatterjee
UDDIPAN CHATTERJEE
Notary, Govt. of India
Regd. No.: 54041/2025
Alipore Judges' Court, Kolkata