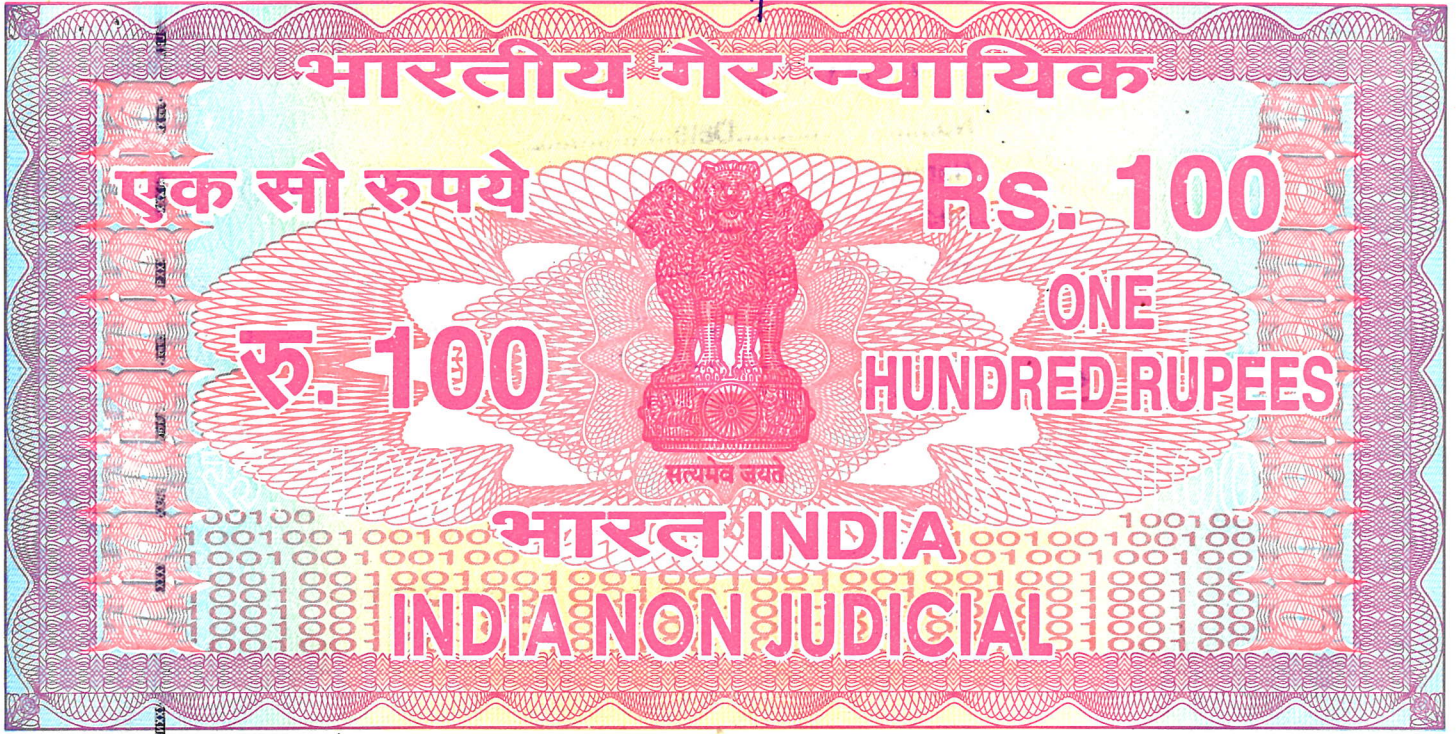


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 299351



FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of Mr./Ms. RAM NARESH AGARWAL
promoter of the proposed project / duly authorized by the promoter of
the proposed project vide its/his/their authorization dated
25/10/2023:**

I, **RAM NARESH AGARWAL** Son/Daughter/Wife of **Late Nand Kishore Agarwal** aged **55 Years** R/o Flat No. 5A, 5th Floor, South City Galaxy, 2, Justice Chandra Madhab Road, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhawanipore, Kolkata – 700020 promoter of the proposed project / duly authorized by the 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

Ram Naresh Agarwal

09 MAY 2024

4044

No. Date 07/06/2023

Name.. GOBINDA BAIYA (Adv.)

Address.. High Court at Calcutta

Value.. Bar Association Bar No. 13

Vendor.. IN Kolkata - 700001

SAHABUDDIN GAZI

Baruipur Civil & Criminal Court



P. C. CHANDA & COMPANY PRIVATE LIMITED have/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 the 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.

2. That the said land is free from all encumbrances.
or _____

~~That details of encumbrances _____ 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 **31.12.2028** (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 only 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 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.

09 MAY 2024

Ranjan Agny



...to the land on which the Government ...
...carried out ...

And

That the said land is ...

...of the ...

...of the ...

...of the ...

...of the ...

...of the ...

...of the ...



For and on behalf of

03 MAY 2024



8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

FOR SRIJAN REALTY PVT. LTD.

Rannan Ashy

AUTHORISED SIGNATORY

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 _____ on this 9th day of May, 2024.

FOR SRIJAN REALTY PVT. LTD.

Rannan Ashy

AUTHORISED SIGNATORY



Identified by me Deponent

P. Uday
Advocate

**Solemnly Affirmed & Declared
Before me on Identification**

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

09 MAY 2024



8. That promoter shall take all the necessary steps to cause the same to be recorded in the County of Inyo.

9. That promoter has furnished and agreed to furnish to the undersigned all the necessary information and documents in connection with the above described project.

10. That promoter shall not discriminate against any person on the basis of race, sex, or ethnicity in the sale or lease of any apartment, hotel, or building as the case may be, on any grounds.

FOR SALE BY REALTY, INC.

[Signature]

AUTHORIZED SIGNATORY

Deposited

Verification

The contents of my above affidavit are true and correct and nothing material has been concealed therefrom. Witness my hand and seal of office on this 17th day of May, A.D. 2024.

FOR SALE BY REALTY, INC.

[Signature]

AUTHORIZED SIGNATORY

Witnessed by me

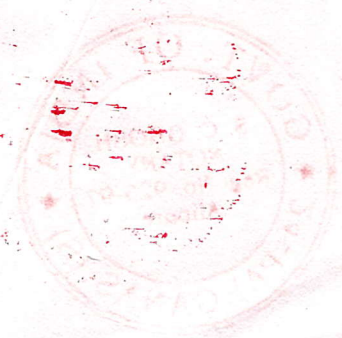
[Signature]

Notary Public

Notary Public for the State of California
My Commission Expires on 12/31/2025

[Signature]

J. O. GILSON, Notary Public
My Commission Expires on 12/31/2025



10 MAY 2024