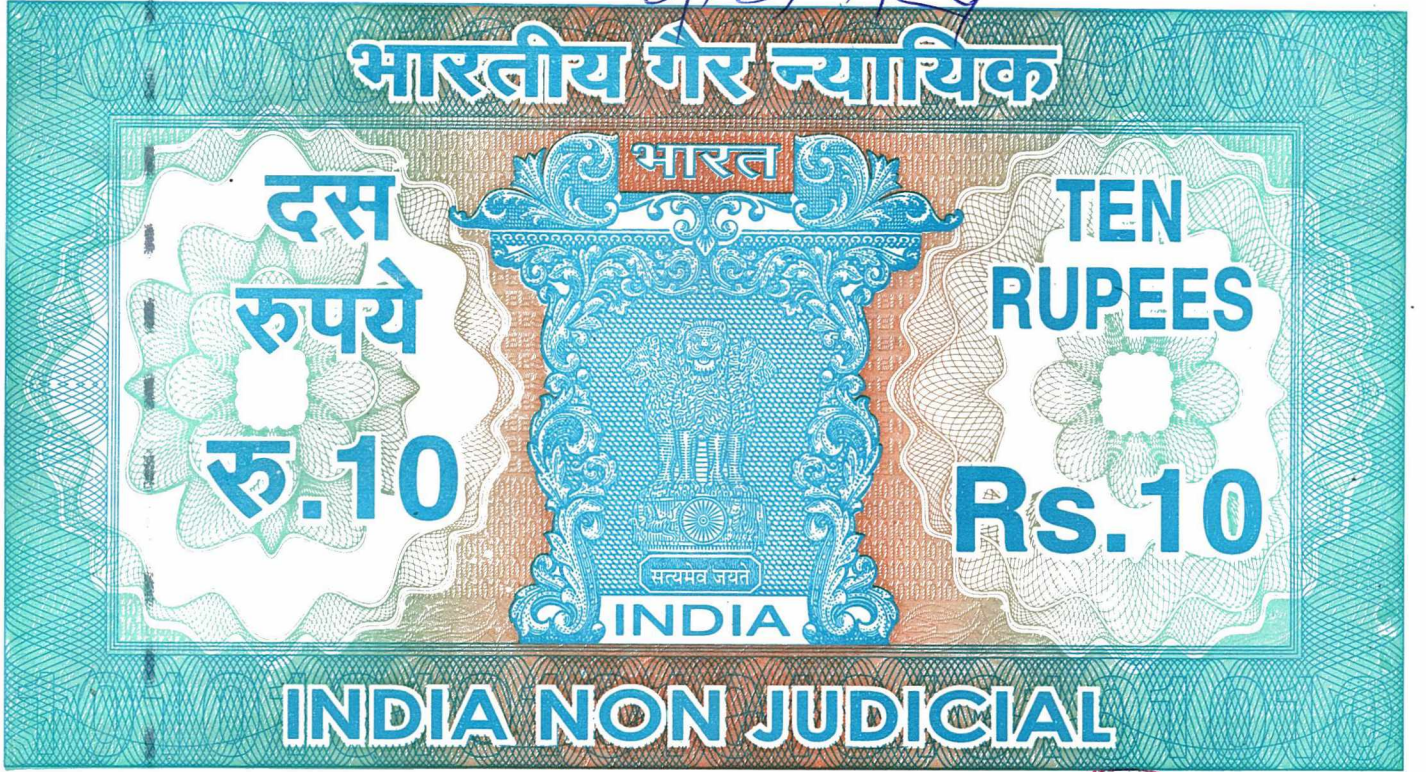


Serial No. 3/18/17/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027

FORM 'B'

Affidavit cum Declaration



I, **MOHAMAD KAMAL ASHRAF**, partner of M/S AARIFA REALTY LLP having its registered office at 3, Royd Lane, Kolkata 700016, Police Station & Post Office Park Street, West Bengal, duly authorized by the M/S Aarifa Realty LLP (herein after referred to as a promoter) promoter of the proposed project, vide an board resolution dated 03.01.2024;

I, **MOHAMAD KAMAL ASHRAF**, duly authorized by the promoter of the proposed project to hereby solemnly declare, undertake and state as under:



1. That owner namely **MATA REALTY & INFRACON** which is also mentioned in the Sale Deed have a legal title to the land on which the development of the proposed project namely "**KRISH**" is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Development 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 save and except there is a no loan.
3. That the period within the project shall be completed by the Promoter is 31st March, 2026.
4. 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 schedule bank to cover the cost of construction and the land cost and shall be used only for the purpose.

18 NOV 2024

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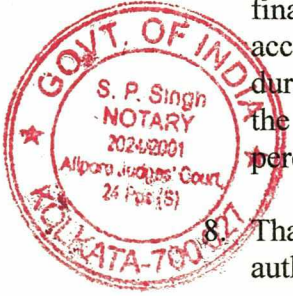
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NO..... DATE..... RS.....
NAME..... NISHANT KR. SARKAR ADVOCATES
ADDRESS..... 8 Old Post Office Street, 2nd Floor
Kolkata-700 001

ALIPORE JUDGES COURT
A. K. SAMAJPATI


VENDOR SIGNATURE

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter has furnished such other documents as have been prescribed 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.



AARIFA REALTY LLP

 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 _____ day
 of _____ 2024.

19 8 NOV 2024

**Solemnly declared and affirmed
 Alipore Judges Court, Kol-27 of
 Identification.....
 Under Notaries Act**

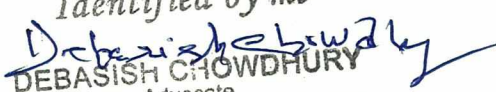


**S. P. SINGH
 Notary Govt. of India
 2024/2001**

AARIFA REALTY LLP

 Partner
 Deponent



Identified by me

DEBASISH CHOWDHURY
 Advocate
 ALIPORE JUDGES' COURT, KOL-27
 Regd.No. - WB/929/1983