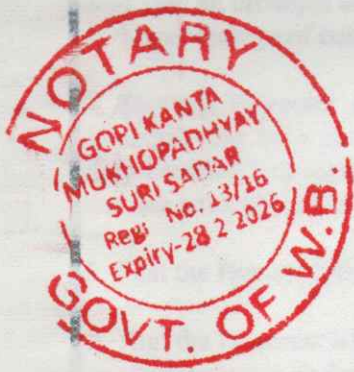




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AFFIDAVIT CUM DECLARATION

I, Mr. Prasanta Ghosh, aged about 52 years, son of Sekhar Kanti Ghosh, residing at Alamganj Road, Bongpur, Sreepally, Burdwan, WB - 713103 by occupation Business, being a **Partner** / Authorized Signatory of BROOKFIELD INFRA & DEVELOPER, a partnership firm having its principal place of business at Holding No. 644/1, Bongpur More, Alamganj Road, Ward No. 18, Burdwan Municipality, P.S. Bardhaman, District Purba Bardhaman - 713103, Promoter of the proposed real estate project known as "**PRATIMA REGENCY**", do hereby solemnly affirm and declare as follows:

19/2/26
Gopi Kanta Mukhopadhyay
NOTARY
SURI SADAR, BURDWAN

Prasanta Ghosh

1. That I / the Promoters have a legally valid right to develop the land on which the project is proposed to be developed by virtue of:

(a) Development Agreement dated 18.11.2024, executed between the landowners and the Promoter and registered in the office of the Additional District Sub-Registrar, Burdwan as Deed No. I-07452 of 2024, Book No. 1, Volume No. 0203-2024, Pages 188741 to 188793; and

(b) Power of Attorney dated 30.12.2024, executed by the landowners in favour of the Promoter and registered as Deed No. 02405 of 2025, Book No. 1, Volume No. 0203-2025, Pages 62977 to 63008.

2. That the said land is free from all encumbrances, or that details of any encumbrances, if any, have been fully disclosed in the application for registration.

3. That the time period within which the said project shall be completed is 36 months, and the Promoter undertakes to complete the project within such period.

4. That seventy percent (70%) of the amounts realised 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 land cost and shall be used only for that purpose.

5. That the amounts from the said separate account shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after certification by an engineer, an architect and a chartered accountant in practice that such withdrawal is in proportion to the percentage of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 have been utilised for the project.

8. That the Promoter shall take all the pending approvals on time from the competent authorities.

9. That the Promoter 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.

Prasanta Ghosh

2024/12/19
GOPI KANTA MUKHOPADHYAY
NOTARY
SUB-REGISTRAR, BURDWAN

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 10 above are true and correct to the best of my knowledge and belief and that nothing material has been concealed therefrom.

Verified on this 18th day of February 2026.

Prasanta Ghosh

Deponent
(Signature)
Name: Prasanta Ghosh
For: Brookfield Infra & Developer

SOLEMNLY AFFIRMED

(Signature & Seal of Notary / Magistrate)



Prasanta Ghosh
Godi Kanta Mukhopadhyay
NOTARY
2111 SADAR, KURUMBU