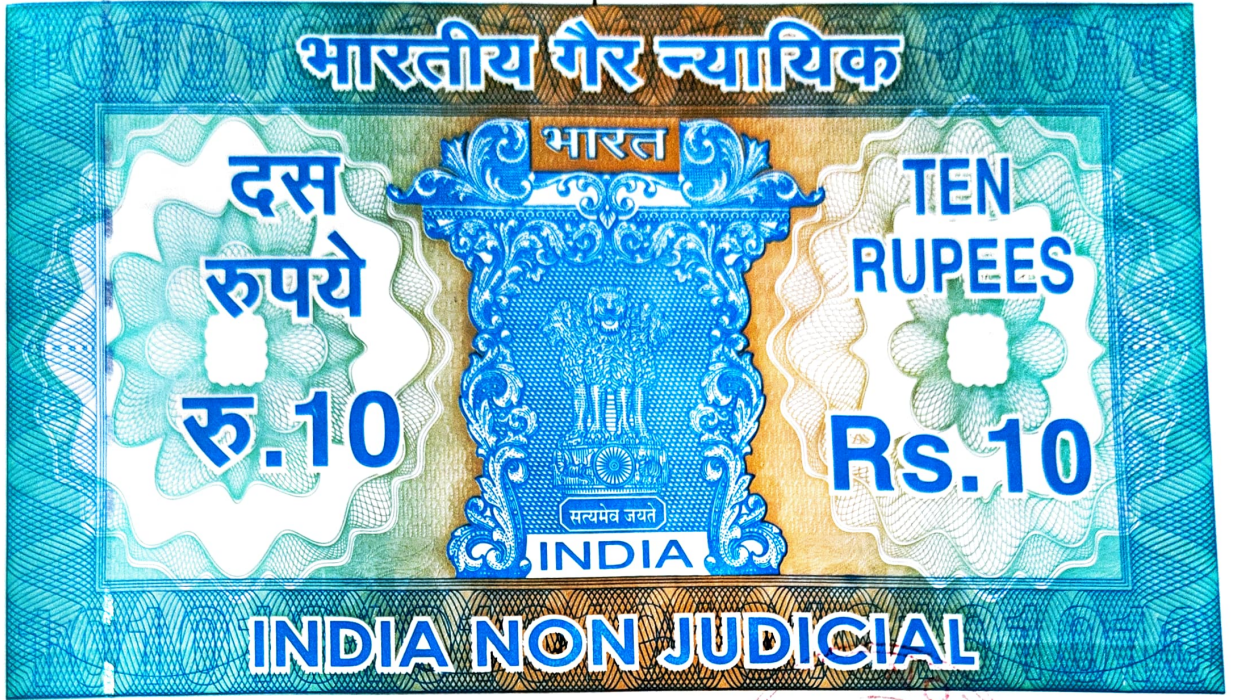


6/4/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 460444

BEFORE THE NOTARY AT
BARUIPUR, CIVIL & CRIMINAL COURT



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 **SONU ROHRA** (having **Income Tax PAN - AIRPR2484C**) son of Harish Rohra, age about 41 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at P-73, Block C, Bangur Avenue, Police station - Lake Town, Kolkata - 700055, West Bengal, Proprietor of the Promoter (**M/S. PUJA BUILDERS.**) of the proposed project "**PUJA EXOTICA**" situated at Holding No. 9/1, Paschim Nischintapur Road, Ward No. 33, P.S. -Sonarpur (now Narendrapur), Rajpur Sonarpur Municipality, Dist.- South 24 Parganas, Kolkata - 700154, duly authorized by



PUJA BUILDERS
Sonu Rohra
Proprietor

106 SEP 2025

19156 .. Date 31/7/25

Name.....

Address.....

V. Title.....

For Name.....

SAHABUDDIN GAZI

Baruipur Civil & Criminal Court

H. Sardar

Advocate

Baruipur Civil & Criminal Court

Q

the promoter of the proposed project, vide its/his/their authorization dated 06.../02.../2025

I, **SONU ROHRA**, Proprietor of **M/S. PUJA BUILDERS**. (having the registered Office at Kamduni More, Khariberia, Post Office - Kamduni, Police station - Rajarhat, North 24-parganas, Kolkata - 700135), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **DEEPAK KUMAR SINGH** (having Income Tax PAN - **ALMPS6178C**) son of Maheswar Prasad Singh, by Occupation - Advocate, and **SANDHYA SINGH** (having Income Tax PAN - **ALUPS9229C**) wife of Deepak Kumar Singh, by Occupation - Housewife, both by Nationality - Indian, by faith - Hindu, residing at 106, Kiran Singh Chandra Road, P.O - Shibpur, P. S - Shibpur, District - Howrah, West Bengal, Pin - 711102, have a legal title to the lands on which the development of the project is proposed is to be carried out.

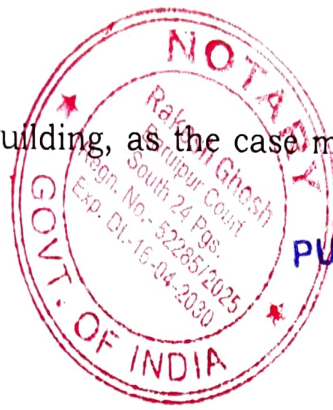
AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 21/05/2027.
4. 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.
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 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, 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time

PUJA BUILDERS
Sonu Rohra
Proprietor

of allotment of any apartment, plot or building, as the case may be, on any grounds.



PUJA BUILDERS
Somendra
 Proprietor

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 06 / 09 / 2025

Deponent

PUJA BUILDERS
Somendra
 Proprietor

Signature(s)/L.T.I.(s) of the
 Executant(s) Attested by me on
 Identification of Advocate

R. Ghosh
RAKESH GHOSH
 NOTARY
 Govt. of India, Regn. No.- 52285/25
 Baruipur Civil & Criminal Court
 Kolkata- 700144

Identified by me
[Signature]
 Advocate



06 SEP 2025