



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary 34AA 826458
Govt. of West Bengal
Burdwan District, Durgapur

FROM 'B'

[See rule 3 (4)]

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

Affidavit Cum Declaration

Affidavit Cum Declaration of Sri Sougata Roy (Developer) s/o Madhusudan Roy, by nationality - Indian, by faith - Hindu, by occupation- Business, residing at 18/2 Chandidas Avenue, B-Zone, Durgapur, Pin 713205. Dist. Paschim Bardhaman, West Bengal and developer of the proposed project "SHYAMSUNDAR HERITAGE PHASE I" to be developed at Mouza- Birbhanpur, PS- Durgapur, Ward - 42, Dist- Paschim Bardhaman, West Bengal.

I, Sougata Roy (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Sri Sougata Roy (Developer) have 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 title of such land along with an authenticated copy of the arrangement between such owner and developer for development of the Real Estate project is enclosed herewith.



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For SHYAM DEVELOPERS

Sougata Roy
Partner

02 MAR 2026

Samarendra Nayak, Notary
Durgapur Burdwan, W.B.
Regd. No.-14/2007

2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by developer is September-2028.
4. The seventy percent of the amounts realized by developer 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that developer 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.
7. That I Mr. Sougata Roy (Developer) shall take all pending approvals on time, from the competent authority.
8. That I Mr. Sougata Roy (Developer) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I Mr. Sougata Roy (Developer) 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.

Verification

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

Verified by me at Durgapur On this 20 day of March 2026



IDENTIFIED BY MR
[Signature]
ADVOCATE

For SHYAM DEVELOPERS

[Signature of Sougata Roy]
Partner

[Signature of Samarendra Nayak]
Samarendra Nayak, Notary
Durgapur Burdwan, W.B.
Regd. No.-14/2007

02 MAR 2026