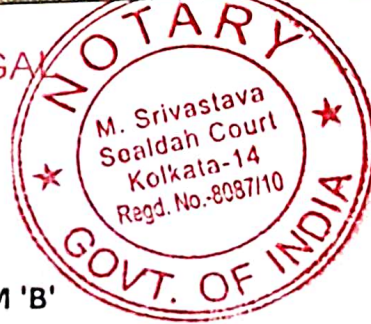


पश्चिम बंगाल WEST BENGAL

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FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. SWAPAN DAS, proprietor of M/s SANTI DEVELOPER (herein referred to as "The Promoter") and promoter of the proposed project;

I, SWAPAN DAS, son of Ramesh Chandra Das, by faith: Hindu, by Nationality: Indian, proprietor of M/s SANTI DEVELOPER (herein referred to as "The Promoter") having its registered office at 59, Debendra Chandra Dey Road, P.S Entally, Kolkata- 700015, the promoter of the proposed project "THE 69G" do hereby solemnly declare, undertake and state as under:

28 JUL 2025

1. That (i) SRI DIPAL MITRA, son of Sri late Harasit Kumar Mitra, by faith : Hindu, by Nationality: Indian, resident of 69F Abinash Chandra Banerjee Lane, Kolkata- 700010 and (ii) SRI INDRANIL MITRA, son of Late Manoj Kumar Mitra, by faith : Hindu, by Nationality: Indian, resident of 69G Abinash Chandra Banerjee Lane, Kolkata- 700010 have/has a legal title to the land at Premises No. 69G, Abinash Chandra Banerjee Lane (previously Premises no. 69F & 69G), P.O and P.S Beliaghata, District -South 24 Parganas under ward No. 034 of Kolkata Municipal Corporation 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 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.

3. That the time period within which the project shall be completed by the promoter is 31st December, 2026

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



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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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / 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.

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 23rd day of July, 2025



Solemnly Affirmed &
Declared Before me
on Identification of L.D. Advocate

MUKUL SRIVASTAVA
Notary Govt. of India
Regd. No. 8087/10
on 28/07/2025

28 JUL 2025

For M/s SANTI DEVELOPER

Swapan Das

-SWAPAN DAS-

Deponent

Identified by me,
Apurba Rame
Advocate
F/397/310/2021