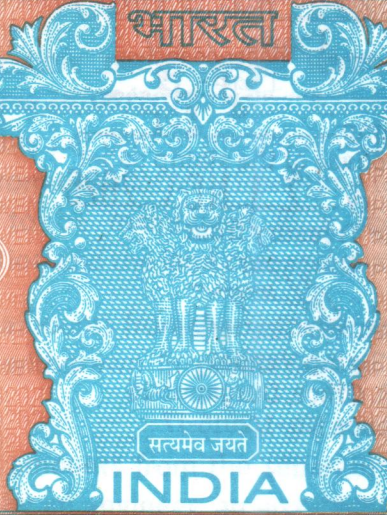


भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



Before the Notary
3444 of India
Durgapur
Paschim Bardhaman (W.B.)

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

I, CHITTA DUTTA, duly authorized by the promoter of the proposed project
"SWASTIK APARTMENT".

I, CHITTA DUTTA duly authorized by the promoter of the proposed project
"SWASTIK APARTMENT", do hereby solemnly declare, undertake and state as under:

1. That **DUTTA AND COMPANY** has a legal right to the land on which the
development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners are **DEBRAJ HALDAR**,
SMRITIKANA DUTTA and **INDRAJIT SAMANTA** along with an authenticated copy of
development agreements and power of attorney 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.

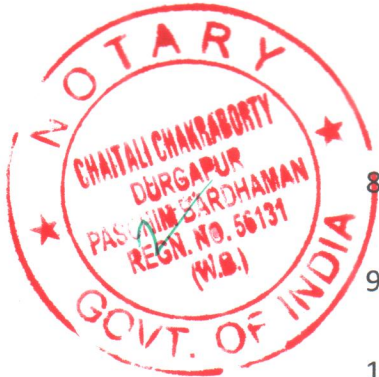
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9 MAY 2025

CHAITALI CHAKRABORTY, NOTARY
DURGAPUR, PASCHIM BARDHAMAN (W. B.)
Regd. No. - 56131, Govt. Of India

:: 2 ::

3. That the time period within which the project shall be completed by promoter is **26/05/2028**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under Act.
10. That I/ 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.



DUTTA AND COMPANY

Chaitali Dutta
Proprietor
Deponent

Verification

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

Verified by me at *Durgapur* on this *9th* *June* day of *2026*

DUTTA AND COMPANY

Chaitali Dutta
Proprietor
Deponent

Identified by me
Mounir Biswas
ADVOCATE

09 MAY 2026

Chaitali Chakraborty
CHAITALI CHAKRABORTY, NOTARY
DURGAPUR, PASCHIM BARDHAMAN (W. B.)
Regd. No. 56131, Govt. Of India