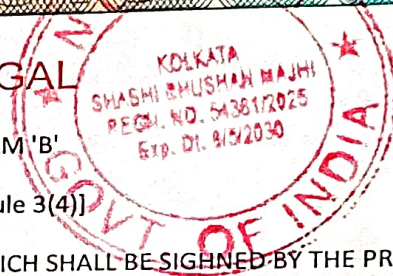


अभिमुखी पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(4)]



24AC 281657.

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

Affidavit cum Declaration

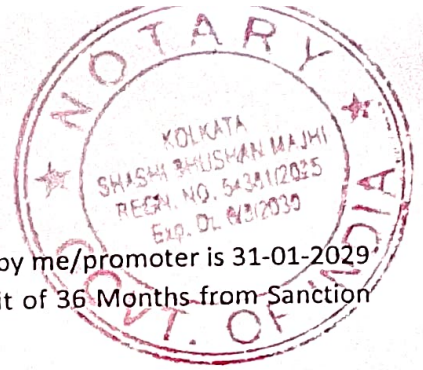
Affidavit cum Declaration of Sri Anirban Biswas, Proprietor of M/s. SUNSHINE CONSTRUCTION promoter of the proposed project **SUNSHINE APARTMENT** at Premises No. 89, Vidyamandir Road, under Ward No. 114 of Borough – XI of KMC, PS – Regent Park, Kolkata – 700093, WB, India

I, Anirban Biswas, Proprietor of M/s. SUNSHINE CONSTRUCTION promoter of the proposed project **SUNSHINE APARTMENT** at Premises No. 89, Vidyamandir Road, under Ward No. 114 of Borough – XI of KMC, PS – Regent Park, Kolkata – 700093, WB, India, do hereby solemnly declare, undertake and state as under:

1. That I / My Firm, M/s. SUNSHINE CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, being Deed No. 160410046 of 2024, registered at the Office of the DSR – IV, South 24 Parganas
2. That the said land is free from all encumbrances.

SHASHI BHUSHAN MAJHI  
NOTARY GOVT. OF INDIA  
REGN. NO. 54381/25  
City Sessions & Chief Judicial  
Magistrate Court  
233, Bank Street, Kol-1

14 MAR 2026



3. That the time period within which the project shall be completed by me/promoter is 31-01-2029 as per the terms of our JDA which clearly mentions the time limit of 36 Months from Sanction Plan (Pg-14, Point 1 of JDA)
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 of allotment of any apartment, plot or building, as the case may be, on any grounds.

Anirban Sarkar  
Deponent

Verification

I Anirban Sarkar Son of Ashish Sarkar Resident of 168, Purba Barisha, Satyen Park, Kolkata – 700104, do solemnly affirm that 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 14th day of March, 2026

Identified by  
*[Signature]*  
Himadri Chakraborty  
Advocate  
CJM Court, Calcutta  
Enrolment No WB/154-A/14/2026

NOTARY GOV. OF INDIA  
REGN. NO. 54381/25  
City Sessions & Chief Judicial  
Magistrate Court  
223, Bank Shell Street, Kol-1

14 MAR 2026

Anirban Sarkar  
Deponent

Solemnly Affirm & Declared Before  
me on Identification of Ld. Advocate  
*[Signature]*  
NOTARY