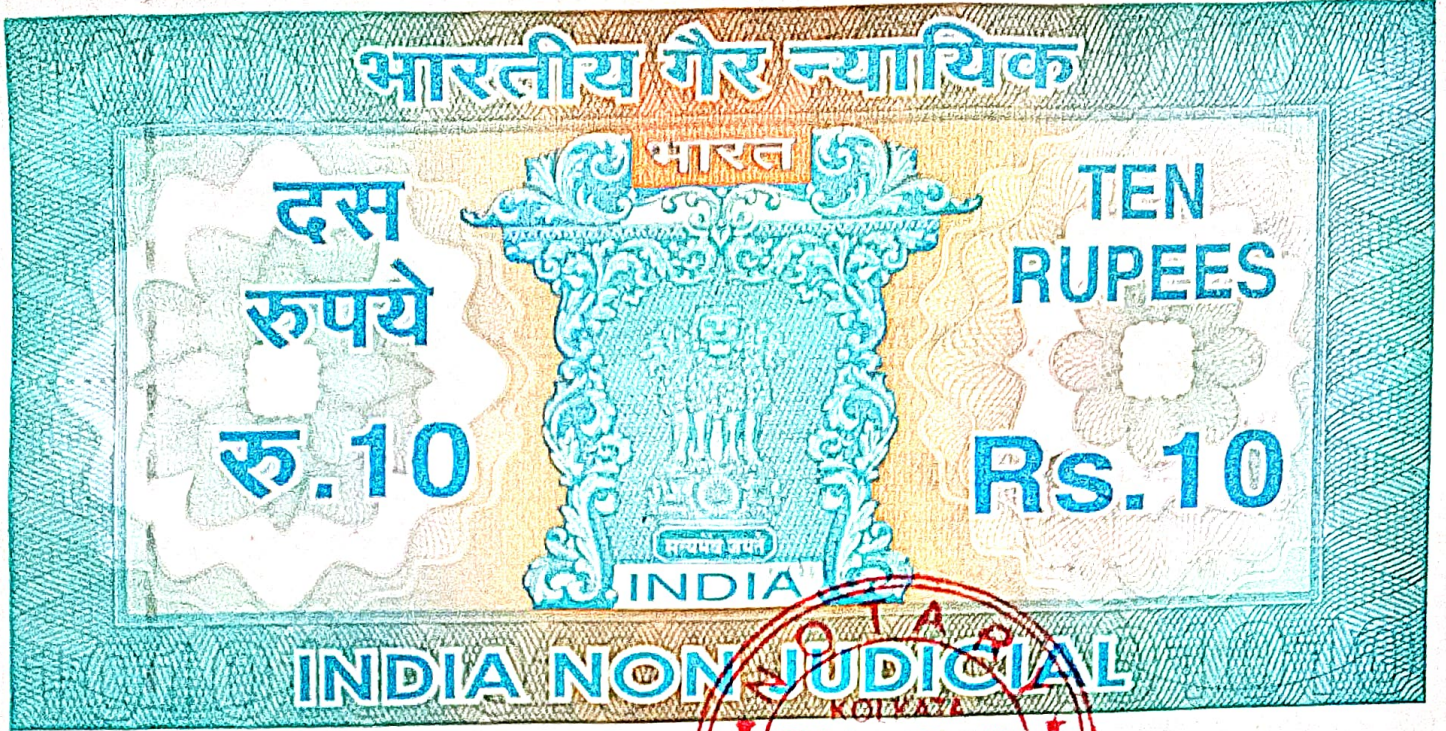




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 29AC 177118

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 Sri Tapan Das, Partner of M/s. CANDID PROJECT promoter of the proposed project HAPPY URBAN VISTA at Premises No. 8/3, Naskar Para Lane, under Ward No. 92 of Borough - X of KMC, Kolkata - 700031, WB, India

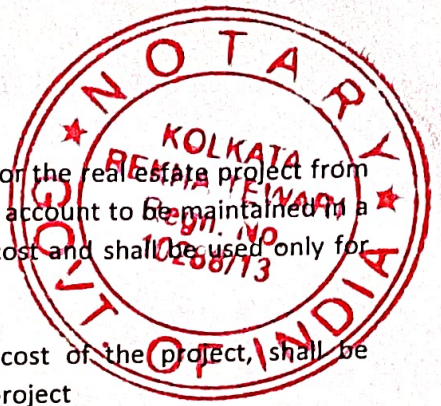
I, Tapan Das, Partner of M/s. CANDID PROJECT promoter of the proposed project HAPPY URBAN VISTA at Premises No. 8/3, Naskar Para Lane, under Ward No. 92 of Borough - X of KMC, Kolkata - 700031, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. CANDID PROJECT has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner, namely Bandana Dasgupta, being Deed No. 160102801 of 2025, registered at the Office of the DSR - I, South 24 Parganas
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 24-06-2029 as per Article - IX, Point No. 2, Pg-25 of our JDA and also as per Section 4(2)(l)(c) of the RERA Act, 2016

10 JUL 2026

REKHA TEWARI
NOTARY
Regd. No. 10288/13
C.M. & Coun
Kolkata - 700 001

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Tapen Das
Deponent

Verification

I Tapan Das Son of Indra Kumar Das Resident of 48, Raja S.C. Mallick Road, Kolkata – 700032, 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 10th day of July, 2026

Identified by me
[Signature]
Himadri Chakraborty
Advocate
CJM Court, Kolkata
Enrolment No. WB/154 A/1991

REKHA TEWARI
NOTARY
Page No. - 10288/13
C.M.M's Court
Kolkata - 700 006

10 JUL 2026

Tapen Das
Deponent

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
REKHA TEWARI
NOTARY