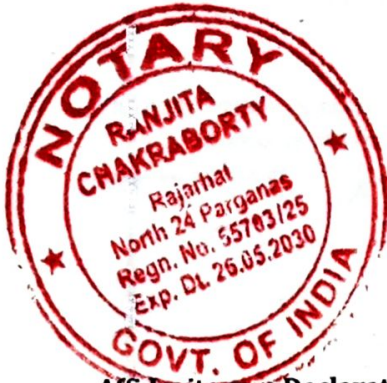




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 326246



BEFORE THE NOTARY PUBLIC
AT RAJARHAT
DIST.-NORTH 24 PARGANAS

SL. No. 816/2026
Book No. II
Vol. No. II

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Jamal Uddin Molla duly authorized by the promoter of the proposed project Sunshine Green City (B- VIII) vide its authorization dated 15.03.2026.

I, Jamal Uddin Molla S/o Mojambari Molla aged 47 Years R/o Lauhati Rajarhat Kolkata - 700135 duly authorized by the promoter of the proposed project Sunshine Green City (B- VIII), do hereby solemnly declare, undertake and state as under:

1. That Nitu Developers Private Limited have legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.10.2026.
4. That seventy per cent of the amounts realized 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.

24 JUN 2026

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 has furnished such other documents as have been specified 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.



NITU DEVELOPERS PVT. LTD.

[Signature]

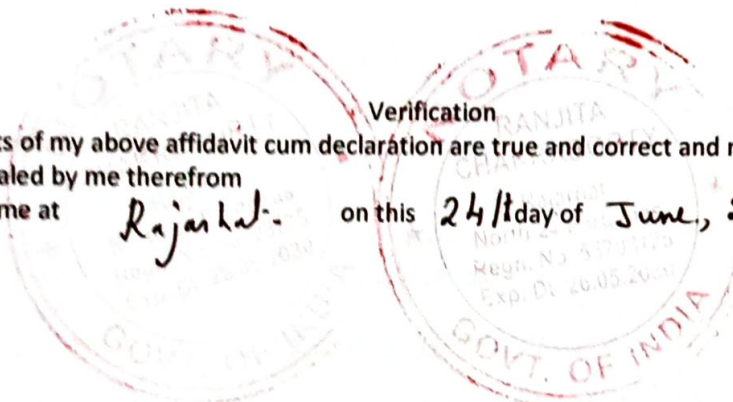
DIRECTOR

Deponent

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 *Rajarhat* on this *24* day of *June*, 2026.



NITU DEVELOPERS PVT. LTD.

[Signature]

DIRECTOR

Deponent

[Signature]
Ranjita Chakraborty
 Notary
 GOVT. OF INDIA
 Regn. No. 55703/25
 A.D.S.R. Rajarhat Office Compound (Outside)
 AC Block, New Town, Pin.-700163

Identified by me

[Signature]
Asunab Kr. Das
 Advocate

F/2479/2382/2018

**Solemnly Affirmed and Declared
 Before me. Deponents Signature
 identified by Advocate.**

[Signature]
Notary

24 JUN 2026