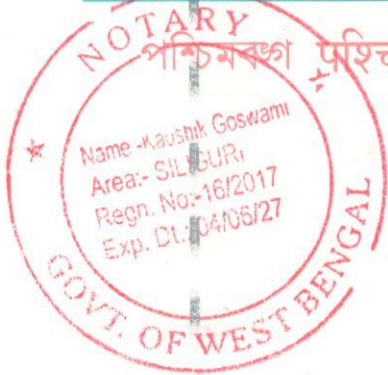




पश्चिम बंगाल WEST BENGAL

43AA 008121

BEFORE THE LD NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

VATS INFRA TECH PVT. LTD.

Director

Sau

Con td. ..P/2.

[Signature]
KAUSHIK GOSWAMI

Notary No. 16 of West Bengal

Siliguri, Darjeeling

Reg. No. 16/2017

21 APR 2026

FORM 'B' [See rule 3 (4)1]

Affidavit cum Declaration

VATS INFRATECH PVT. L.
Dire
Sourav

Affidavit cum Declaration of **Sourav Shekhar** director of **VATS INFRATECH PRIVATE LIMITED** Promoter of the proposed project **Meenakshi Enclave** duly authorized by the promoter of the proposed project

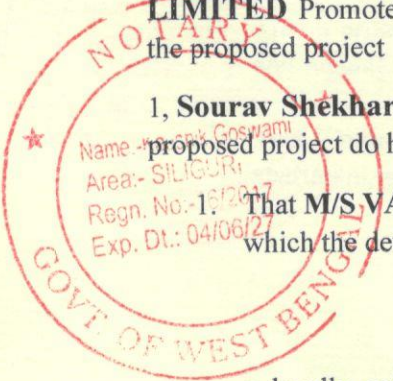
1, **Sourav Shekhar** director of **VATS INFRATECH PRIVATE LIMITED** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That **M/S. VATS INFRATECH PRIVATE LIMITED** have / has a legal title to the land on which the development of the project is proposed

AND

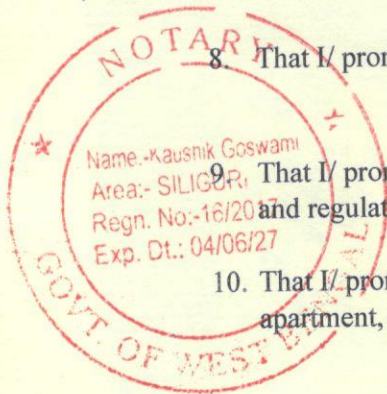
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real / estate project is enclosed herewith.

2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by me/ promoter is **13.07.2028**
4. That seventy per cent of the amounts realized 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 We/ 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



Signature

amounts collected for a particular project have been utilized 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.

VATS INFRATECH PVT. LTD.

Sourav Shekhar

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 on

VATS INFRATECH PVT. LTD.

Sourav Shekhar

Director

Deponent

AFFIDAVIT
I solemnly Affirmed before me
.....
.....
.....
this the day of 20

IDENTIFIED BY ME
Rabonita Sen
ADVOCATE, SILIGURI

KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04/06/2027

21 APR 2026