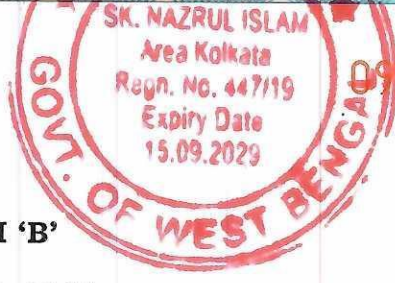


WEST BENGAL



09AC 522357

FORM 'B'

[See Rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr Ajit Kumar Sharma**, duly authorized by the promoter of the proposed project "**UPANTIKA TOWNSHIP PHASE 2A**" vide its authorization dated **06.09.2025**

I **Mr Ajit Kumar Sharma**, duly authorized by the promoter of the proposed project "**UPANTIKA TOWNSHIP PHASE 2A**", do hereby solemnly declare, undertake and state as under:

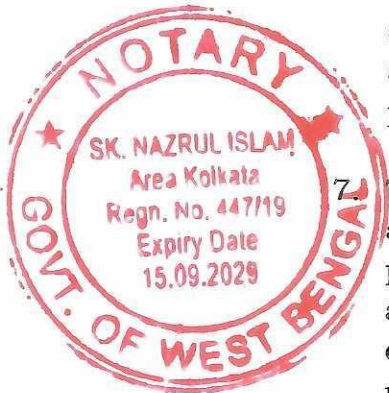
1. That, M/s Poddar Projects Limited has a legal title to the land on which the development of the proposed project is proposed,

AND

18 SEP 2025

A legally valid authentication of title of such land along with an authenticated copy of 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 **31.12.2029**.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



18 SEP 2025

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.

VERIFICATION

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

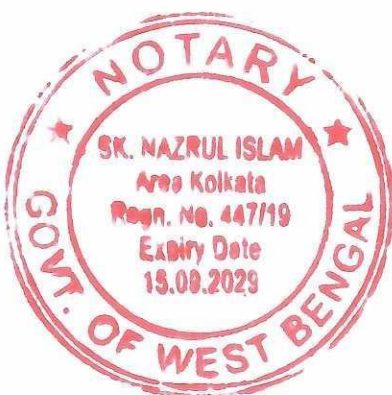
Verified by me at Kolkata on this 17 Day of September, 2025.

KEDHA MERCANTILE PVT. LTD.

A.K. Sharma
Deponent
Authorised Signatory
Ajit Kumar Sharma.

Drafted By:-

A. Ganguly
Adv Akash Ganguly.
Enroll: 259/213/2018
High court at Calcutta.



Solely Affirmed and
Declared before me on the
Identification of the Advoca.

SK
Notary

SK. Nazrul Islam
Notary, Govt. of W.B.
Govt. No. 447/19
City Civil Court, Calcutta

18 SEP 2025