



পশ্চিমবঙ্গ পশ্চিম বঙ্গ
BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT WEST BENGAL

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

NOTARY
Bablu Kumar
Maskar
Alipore
Regn. No.-102/2017
Exp. Date-20.2.2027
14AC 911509
GOVERNMENT OF WEST BENGAL

Before The Notary Public, Govt. of India at Kolkata

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

Affidavit cum Declaration

Affidavits cum Declaration of project LILA BHAVAN, Premises no. - 405, Baghajatin G Block, Mouza - Bademasur, ward no. - 101, under Kolkata Municipality Corporation, P.S. - Patuli, Kolkata - 700086 district 24 Parganas south, M/S. IGNITE CONSTRUCTION a Partnership Business, having its office at 15B, Baghajatin Place, P.O. - Baghajatin, P.S.- Patuli, Kolkata - 700086, District South 24 Parganas being represented by its partners namely 1) Sri Partha Das (PAN ARAPD0771C) (Adhaar no. - 6829 1398 7836) son of Anik Das residing at 92/1, Baghajatin Place, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, District South 24 Parganas, also of Birpara, P.O. Birpara, P.S.- Birpara Alipuurduar, in the district Jalpaiguri, Pin- 736121, West Bengal, 2) Smt. Srabani Bakshi (PAN AZEPB4121G) (Adhaar no. - 9559 0664 4033) wife of Sri Bidhan Bakshi, residing at Bagula Purbapara (Uttar), P.O. Bagula P.S.- Hanskhali, in district Nadia, Pin - 741502, West Bengal all are religion Hindu, occupation business, Nationality Indian, project Premises no. - 405, Baghajatin G Block, Mouza - Bademasur, ward no. - 101, under Kolkata Municipality Corporation, P.S. - Patuli, Kolkata - 700086, W.B, India, Constitute Attorney of i) Sri Kajal Paul ii) Sri Sajal Paul iii) Smt Puspita Das and iv) Smt Bina Basu, do hereby solemnly declare undertake and state as under.

1. That our project LILA BHAVAN a Partnership Business has a legal title to the land on which the development of the project, development argument vide being no. 16502009, Dt. 22/09/2022, reg. office A.D.S.R. Alipore is to be carried out 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.

19 DEC 2025
19/12

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12 DEC 2025

BABLA CHAKRABORTY
ADVOCATE
E/No.- 158/1993
SEALDAH COURT, KOL-14

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....



পত্রটিতে বর্ণিত স্থানের জমি ও অন্যান্য সম্পত্তি সরকারের অধীনস্থ
কর্তৃপক্ষের নিকট হতে প্রাপ্ত হয়েছে।

স্বাক্ষরিত পত্রটিতে বর্ণিত স্থানের জমি ও অন্যান্য সম্পত্তি সরকারের
অধীনস্থ কর্তৃপক্ষের নিকট হতে প্রাপ্ত হয়েছে।

স্বাক্ষরিত পত্রটিতে বর্ণিত স্থানের জমি ও অন্যান্য সম্পত্তি সরকারের
অধীনস্থ কর্তৃপক্ষের নিকট হতে প্রাপ্ত হয়েছে।

12 DEC 2025

স্বাক্ষরিত পত্রটিতে বর্ণিত স্থানের জমি ও অন্যান্য সম্পত্তি সরকারের
অধীনস্থ কর্তৃপক্ষের নিকট হতে প্রাপ্ত হয়েছে।

3. That the time period within which the project shall be completed by me/promoter is 08/11/2028.
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 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 / promoters 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 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 / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That I / promoters shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Kolkata on this 19th day of December 2025

IGNITE CONSTRUCTION

Pratima Das
Partner

Sreerani Bakshi
Partner

Deponent

**Solemnly Affirmed & Declared
Before me on Identification**

B. K. NASKAR
**B. K. NASKAR, Notary
Alipore Police Court, Kol-27
Regn. No.-102/2007
Govt. of West Bengal**

IDENTIFIED BY ME

Nabakumar Mukhopadhyay
**Advocate
Alipore Police Court
Enri. No.-WB/2037/1999**

Advocate
Advocate

19 DEC 2025