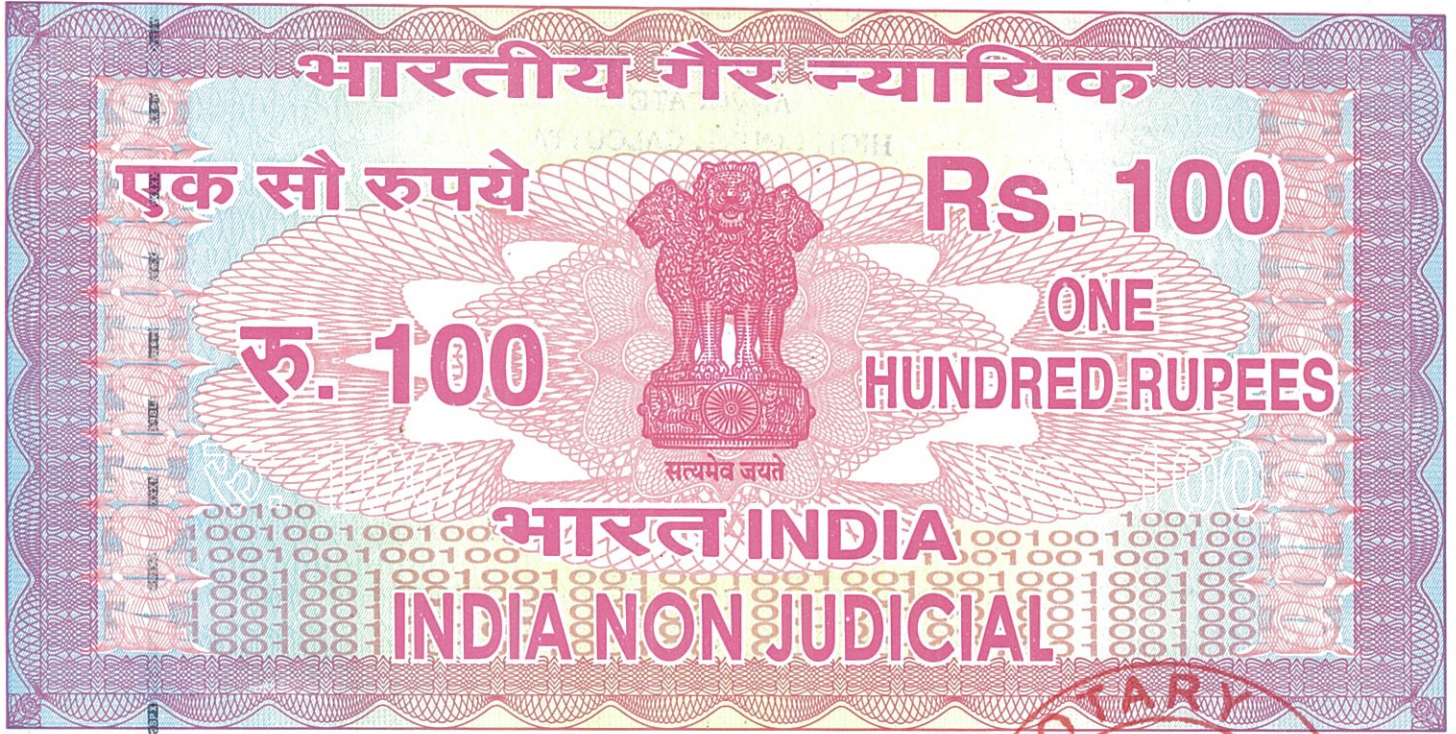




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. DINESH KUMAR AGARWAL promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 28.02.2026:

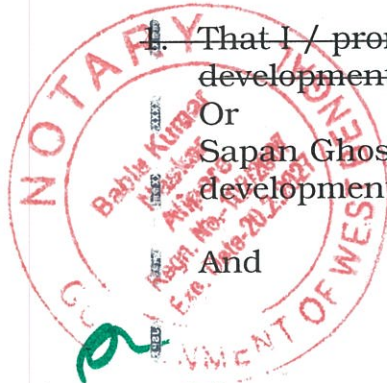
I, **DINESH KUMAR AGARWAL** Son/Daughter/Wife of **Late Hansraj Agarwal** aged **63 Years** working for gain at 36/1A, Elgin Road, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhawanipore, Kolkata – 700020 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/has a legal title to the land on which the development of the project is proposed

Or

Sapan Ghosh & Others have/has a legal title to the land on which the development of the proposed project is to be carried out

And



05 MAR 2026

3685

28 APR 2023

SL. NO.
NAME
ADD
AMT 100

ANUJ JALAN
ADVOCATE
HIGH COURT, CALCUTTA

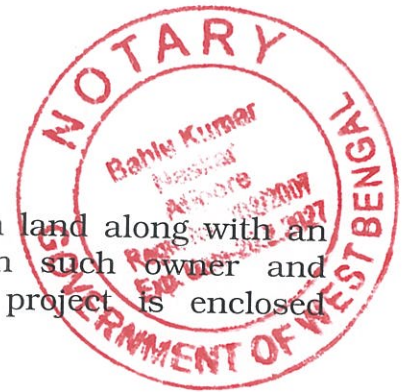


AT ANUPUR POLICE COURT
BEFORE THE JUDGE

Chell
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

11 APR 2023

A legally valid authentication of the 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.

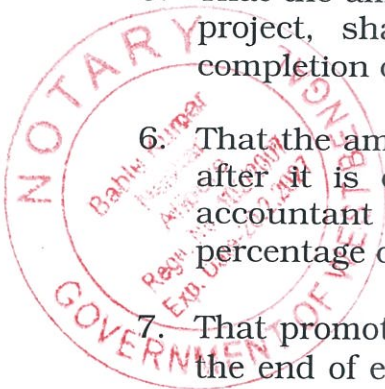


2. That the said land is free from all encumbrances.

or _____

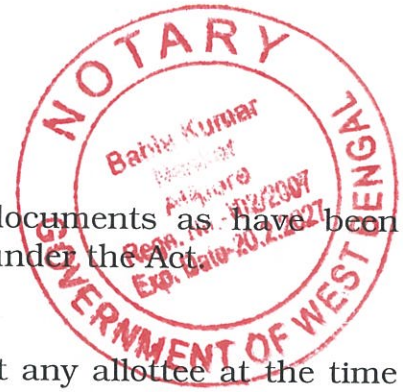
~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/ promoter is **31.03.2031** (Project Completion Date).
4. That seventy per cent of the amounts realised 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.
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.



05 MAR 2026

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.



FOR SRIJAN RESIDENCY LIMITED

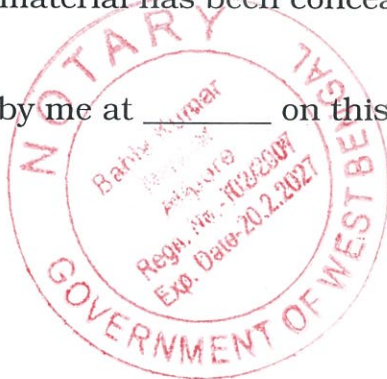
DINESH KUMAR AGARWAL
DINESH KUMAR AGARWAL
(Authorized Signatory)

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 _____ on this _____ day of _____.



FOR SRIJAN RESIDENCY LIMITED

DINESH KUMAR AGARWAL
DINESH KUMAR AGARWAL
(Authorized Signatory)

Deponent

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


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

IDENTIFIED BY ME


advocate

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

05 MAR 2026