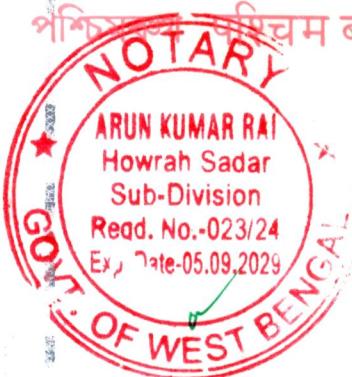


SL. NO. 30/28 DT 13/10/2025



পশ্চিম বঙ্গম বংগাল WEST BENGAL

14AC 062639



FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Harsh Bachhawat promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its / his / their authorization dated 11th day of October, 2025;

I, Harsh Bachhawat 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 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.

Manik Lal Chakraborty  
Advocate  
Judges' Court Howrah  
F/910/2004

AQUA PARK GARDEN & RESORTS (P) LTD.  
flat Bachhawat  
Director

13 OCT 2025

706024

A. K. Chowdhary & Co  
Advocates  
Post Office Street  
1st Floor, Kotla  
16, Old  
Cooperative  
Building

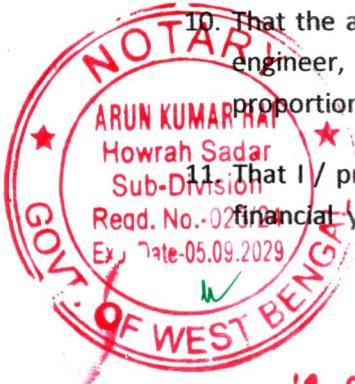
NAME	10, Old Room No. 2
ADD.	
Re.	
- 9 OCT 2025.	
<b>SURANJAN MUKHERJEE</b> Licensed Stamp Vender C. C. C. C. 2 Km. 5, K. S. H. P. Road, Muzaffarpur	

- 9 OCT 2020

2. That 5.705 acres of government-vested land, comprising R.S. Dag Nos. 3801, 3802, 3803, 3804, 3681, and 3682, and corresponding L.R. Dag Nos. 3838, 3839, 3840, 3841, 3705, and 3706, situated at Mouza: Fuleswar, P.S.: Uluberia, Sub-Registry Office & Municipal Office: Uluberia, District: Howrah, under Touzi No. 744, J.L. No. 108, is recorded in the name of Aqua Park Garden & Resorts (P) Ltd.
3. Further, an additional 0.91 acres of government-vested land, comprising R.S. Dag Nos. 3803 and 3668, and corresponding L.R. Dag Nos. 3840 and 3692, situated at the same location and under the same jurisdiction, is recorded in the name of Mr. Manoj Bachhawat.
4. By virtue of Development Agreement dated 27th December, 2022 registered in the office of the Additional Registrar of Assurances - IV, Kolkata recorded in Book No. I Volume No. 1904-2022, Pages 1180738 to 1180782, Being No. 190420889 for the year 2022 & Development Power of Attorney dated 27<sup>th</sup> December, 2022 registered in the office of the Additional Registrar of Assurances - IV, Kolkata recorded in Book No. I Volume No. 1904-2022, Pages 1181281 to 1181305, Being No. 190420892 for the year 2022 Mr. Manoj Bachhawat has appointed M/s. Aqua Park Garden & Resorts (P) Ltd. as his lawful attorney for execution of development works on behalf of him.
5. By virtue of Supplementary Development Agreement dated 13th September, 2025 registered in the office of the Additional Registrar of Assurances - IV, Kolkata recorded in Book No. I Volume No. 1904-2025, Pages 599504 to 599527, Being No. 190413786 for the year 2025 Mr. Harsh Bachhawat has appointed M/s. Aqua Park Garden & Resorts (P) Ltd. as his lawful attorney for execution of development works on behalf of him.
6. That the said land is free from all encumbrances.
7. That the time period within which the project shall be completed by me / promoter is 27/03/2028.
8. 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
9. 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

10. 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.

11. 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



13 OCT 2025

Manik Lal Chakraborty  
Advocate  
Judges' Court Howrah  
F/910/2004

AQUA PARK GARDEN & RESORTS (P) LTD.

*Manoj Bachhawat*  
Director

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.

12. That I / promoter shall take all the pending approvals on time, from the competent authorities.
13. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
14. 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.

AQUA PARK GARDEN & RESORTS (P) LTD.

 Harsh Bachhawat  
Director

Deponent

Verification

I, Harsh Bachhawat son of Late Manoj Bachhawat, Resident of 49A, Manmohan Banerjee Road, Vyom Apartment, Kolkata - 700038, West Bengal, India do solemnly affirm that 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 11<sup>th</sup> day of October, 2025.

AQUA PARK GARDEN & RESORTS (P) LTD.

 Harsh Bachhawat  
Director

Deponent

Identified by me

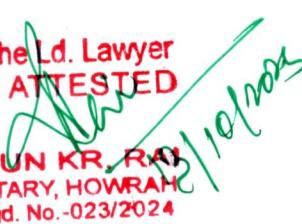
 Manik Lal Chakraborty  
Advocate

Manik Lal Chakraborty

 Advocate  
Judges' Court Howrah  
P/910/2004



On Identification by the Lt. Lawyer  
LTI/SIGNATURE ATTESTED

 Arun KR Rai  
NOTARY, HOWRAH  
Regd. No. 023/24  
Govt. of W.B.

✓  
13 OCT 2025