



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



BEFORE THE NOTARY PUBLIC
AT RAJARHAT
DIST.-NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

14AC 046136
SL. No. 01/2025
Book No. I
Vol. No. III

Serial Number : 0
Receipt Book Number : 0
Receipt Number : 0

Affidavits cum Declaration of Mr. Jamaluddin Molla duly authorized by the promoter of the proposed project Sunshine Green City Phase V vide its authorization dated 17.10.2025.

I, Mr. Jamaluddin Molla S/o Mojambari Molla aged 51 R/o 91 Road Lauhati duly authorized by the promoter of the proposed project Sunshine Green City Phase V, do hereby solemnly declare, undertake and state as under:

1. That Nitu Developers Private Limited has a legal title to the land on which the development of the project is Proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30.10.2027.
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be

Ranjita Chakraborty
Notary
GOVT. OF INDIA
Regn. No. 5703/25
A.D.S.R, Rajarhat Office Compound (opposite)
AC Block, New Town, Pin-700135

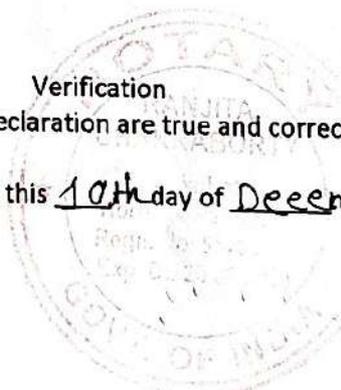
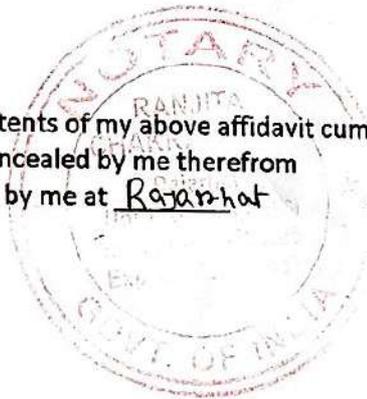
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- maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
 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.

NITU DEVELOPERS PVT. LTD.

[Signature]
Deponent **DIRECTOR**

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 Rajarhat on this 10th day of December



NITU DEVELOPERS PVT. LI.

[Signature]
Deponent **DIRECTOR**



[Signature]
Ranjita Chakraborty
Notary
GOVT. OF INDIA
Regn. No. 5470/25
A.D.S.R. Rajarhat Office Compound (Outside)
AC Block, New Town, Pin.-700163

Signature Identified by me -
Sankar Prasad Saha
← Advocate

Solemnly Affirmed and Declared Before me. Deponents Signature Identified by Advocate.

[Signature]
Notary

10 DEC 2025