

पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(2)]

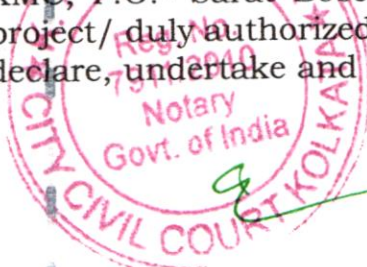
12AC 462551

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

Affidavit cum Declaration

Affidavit cum Declaration of Sri. Pranab Chatterjee, (PAN: ACQPC3756K), son of Late Dr. Paresh Nath Chatterjee age about 61 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 574 Lake Gardens, P.O. Lake Gardens, P.S.- Lake, Kolkata - 700045, Dist- South 24 Parganas, Director of The Developer (**MODULE PROPERTIES PRIVATE LIMITED**) for the proposed project "**Suchitra**" situated at Premises No. 570/1, Lake Gardens, Ward No. 93 under KMC, P.O. Lake Gardens, P.S.- Lake, District- South 24 Parganas, Kolkata- 700045, duly authorized by the developer of the proposed project, vide its/his/their authorization dated 12/07/2025

I, Shri Pranab Chatterjee, Director of The Developer (**MODULE PROPERTIES PRIVATE LIMITED**) (CIN No. U45400WB2007PTC119418 & PAN: AAFCM9173Q) having registered office at P-240, Lake Road, Ward no. 090 under KMC, P.O.- Sarat Bose Road, P.S.- Lake, Kolkata- 700029, of the proposed project/ duly authorized by the developer of the said project do hereby solemnly declare, undertake and state as under:



MODULE PROPERTIES PVT. LTD.

Director

12 JUL 2025

1. MS. SUDIPA BOSE (PAN- AHRPB8218P), daughter of Late Hiralal Bhattacharya, by Faith Hindu, by Nationality- Indian, by Occupation- Actress residing at 570/1, Lake Gardens, P.S. Lake, P.O. Lake Gardens, Kolkata- 700045, has a legal title to the land on which the development of the proposed project 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.

3. That the time period within which the project shall be completed by us/developer is 15/04/2026.

4. That seventy percent of the amounts realised by us/developer for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

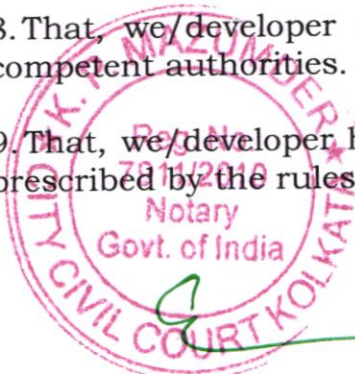
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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, we/developer 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, we/developer shall take all the pending approvals on time from the competent authorities.

9. That, we/developer have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

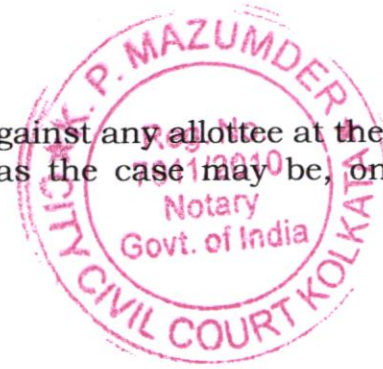


MODULE PROPERTIES PVT. LTD.


Director

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10. That, we/developer 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.



MODULE PROPERTIES PVT. LTD.

[Signature]
Director
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 Kolkata on this 12th day of July, 2025

MODULE PROPERTIES PVT. LTD.

[Signature]
Director
Deponent



Solemnly Affirmed & Declared
Before me on Identification

[Signature]
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

12 JUL 2025

Identified by --
[Signature]
Advocate