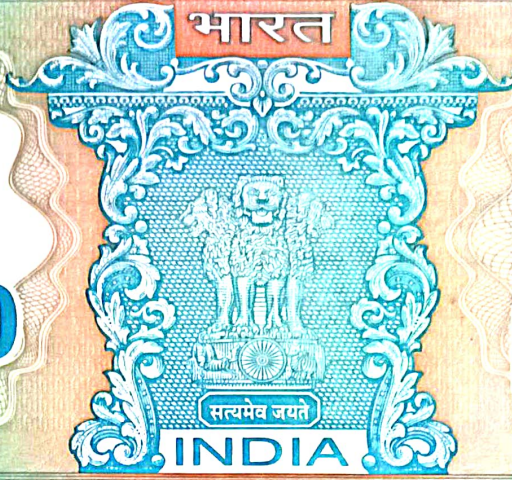


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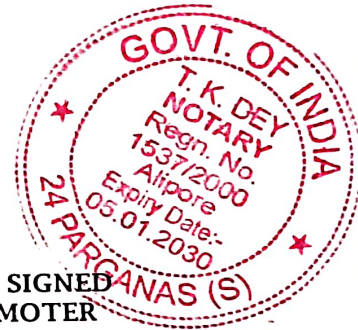
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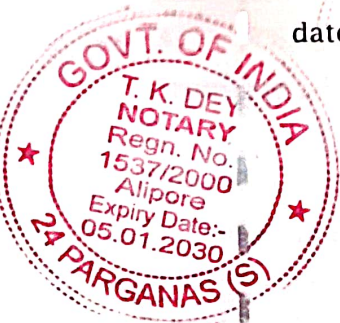


BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

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

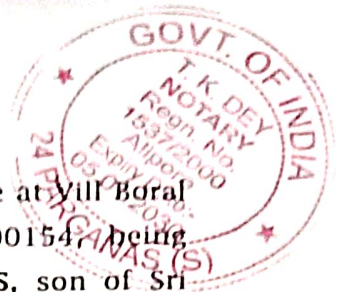
Affidavit cum Declaration of M/S SANTASIMA ENTERPRISE, a proprietorship firm having its office at Vill Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Pincode - 700154, being represented by its sole proprietor namely SRI SAMBHU NATH DAS, son of Sri Satyandra Nath Das, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Bhattacharjee Para (Colony), P.O. Boral, P.S. Sonarpur, Pincode-700154, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated \_\_\_\_\_



Santasima Enterprise  
Sambhu nath Das  
Proprietor

3 C MAY 2025





M/S SANTASIMA ENTERPRISE, a proprietorship firm having its office at Vill Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Pincode - 700154, being represented by its sole proprietor namely **SRI SAMBHU NATH DAS**, son of Sri Satyandra Nath Das, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Bhattacharjee Para (Colony), P.O. Boral, P.S. Sonarpur, Pincode-700154, District South 24 Parganas, 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, the Land owners namely 1. **SRI AVISHEK DAS**, son of Late Badal Chandra Das, by faith Hindu, by Nationality Indian, by occupation Service and 2. **SMT. DIPALIKA DAS**, wife of Late Badal Chandra Das, by faith Hindu, by Nationality Indian, by occupation Household, both are residing at B-42, Brahmapur South End, P.O. Brahmapur, P.S. Bansdroni, Pincode- 700096, District- South 24 Parganas, have a legal title to the proposed project i.e. "**KAMALA HEIGHTS**" situated at Premises No. 40, Panchanantala, Mouza- Brahmapur, J.L. No. 48, R.S. No. 168, District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 101 corresponding to L.R. Khatian No. 2991 and 2990 appertaining to R.S. and L.R. Dag No. 1166, Police Station previously Regent Park now Bansdroni, Pincode-700096, under the limit of the Kolkata Municipal Corporation Ward No. 111 vide KMC Assessee No. 31-111-16-0040-9, District South 24 Parganas, on which the Development of the 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/ promoter for development of the real estate project is enclosed herewith.

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

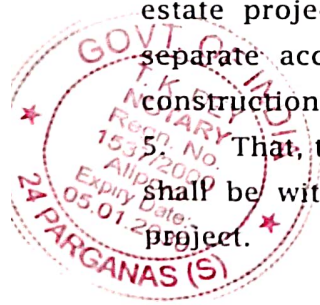
OR

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 **01.06.2026**.

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 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 the proportion to the percentage of completion of the project.



30 MAY 2025



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

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

10. That, we / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.

Santasima Enterprise  
Sambhu Nath Das  
Proprietor

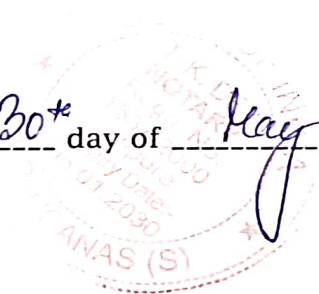
DEPONENT



### Verification

I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 30<sup>th</sup> day of May, 2025..



Santasima Enterprise  
Sambhu Nath Das  
Proprietor

DEPONENT

Identified by me

Advocate

Solemnly Affirmed & Declared  
before me on Identification

T. K. Dey, Notary  
Alipore Judges'/Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

30 MAY 2025

30 MAY 2025