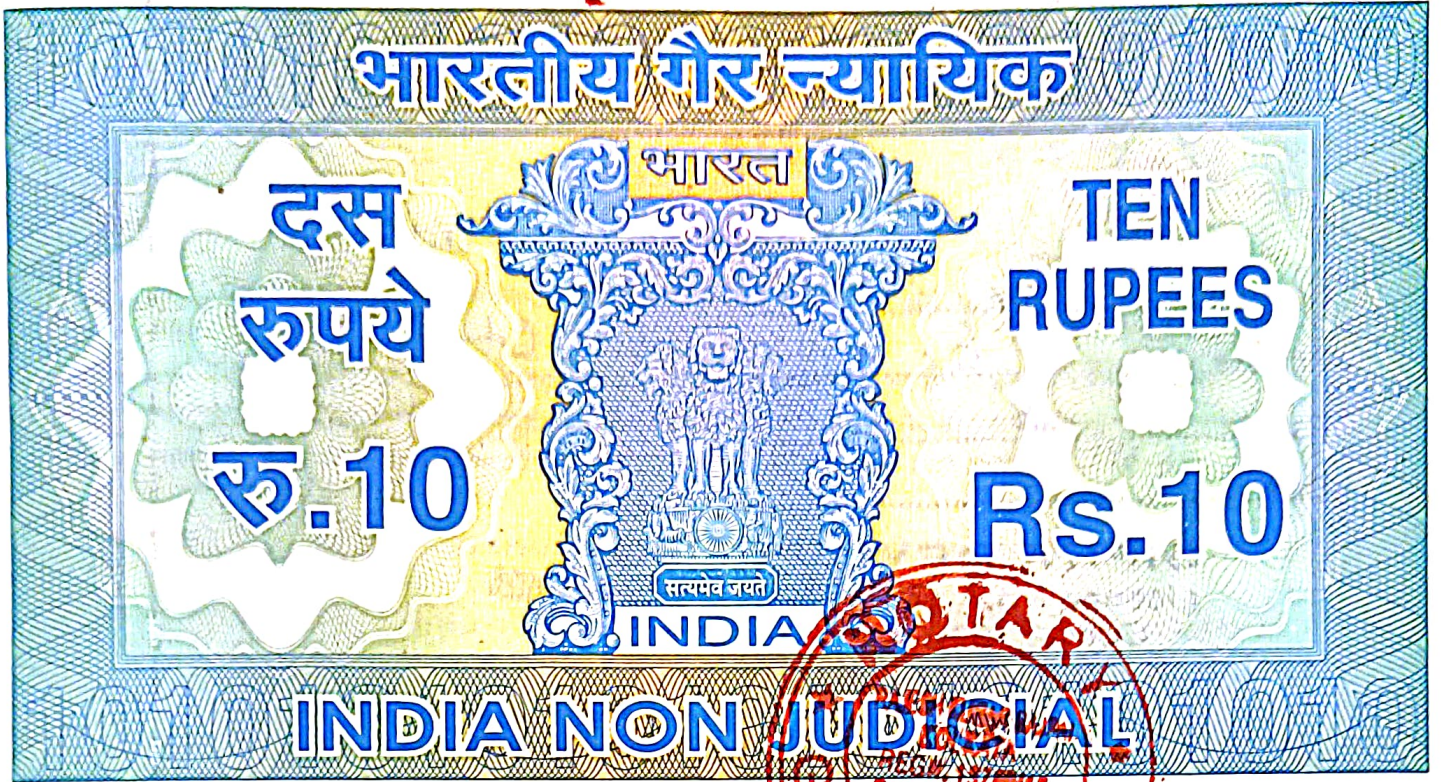




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 24AC 648988

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sankar Rit duly authorized by the promoter of the proposed project Bluechip i-Square, vide its authorization dated 23.03.2026.

I, Sankar Rit S/o Late Haradhan Rit aged 52 years R/o 28/1 Naskar Para Lane, P.O.-Shibpur, P.S.-Shibpur, District-Howrah, West Bengal, Pin – 711102 duly authorized by the promoter of the proposed project Bluechip i-Square, do hereby solemnly declare, undertake and state as under:

1. That Art Union Printing Works Private Limited has a legal title to the land on which the development of the project is to be carried out And 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.

RAJESH KUMAR BAJPAL
NOTARY GOVT. OF INDIA
REGN. NO.- 13760/18
CJM COURT CALCUTTA
2&3 Bankshall Street
Kolkata-700 001

20 APR 2026

20 MAR 2026

Contd.....P/2

902716

No.....Sold.....
Address.....
Rs.....
Date.....

Bluechip vireman P. Ltd

6, Raja N. K. Sty KOL-5

SIPRA DEY

Licence No. 18A

Code 1070

1, N. S. Road, Kolkata-700 001

02 APR 2026



3. That the time period within which the project shall be completed by promoter is Completion Date 31.12.2033.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.

Sankar R.
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 20th day of Apr 2026.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO.- 13780/18
CJM COURT CALCUTTA
283 Bankshall Street
Kolkata-700 001

20 APR 2026

20 MAR 2026

Solemnly Affirm & Declared Before
me on Identification of Advocate

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO.- 13780/18
CJM COURT CALCUTTA
283 Bankshall Street
Kolkata-700001

Sankar R.
Deponent

Identified by me
Himadri Chakraborty
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1991