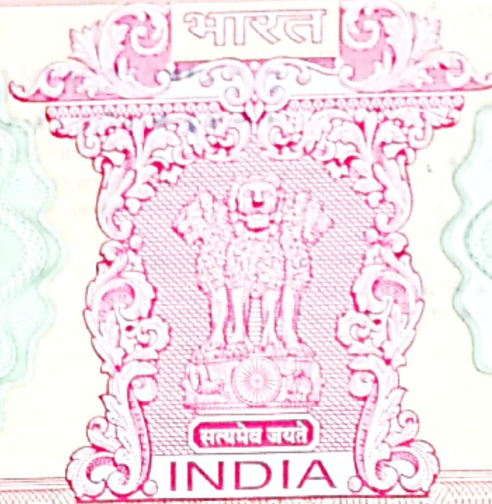


3L No 7/2026

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 461831



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

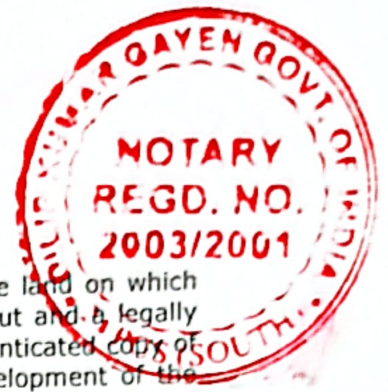
Affidavit cum Declaration of Ranadev Majumder promoter of the proposed project;

I, Ranadev Majumder, son of Late Jatindra Mohan Majumder, residing at 4/110B, Vidyasagar Colony, P.O: Naktala, P.S: Netajinagar, Kolkata: 700047 being the Partner of "M/S. SHIVCON," having its registered office at 39B, Beni Banerjee Avenue, P.O: Dhakuria, P.S: Garfa, Kolkata: 700031, do hereby declare that "M/S. SHIVCON," is the promoter of the project, i.e., "ANJALI" constructed at Premises No: 23/1-H/1, Raipur Mondal Para Road, comprising in C.S. Dag No: 1074, C.S. Khatian No: 237, Touzi No: 56, Pargana: Khaspur, Mouza: Raipur, J.L. No: 33, P.O: Naktala, P.S: Netajinagar, Kolkata: 700047, within the limits of Ward No: 100, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:



✓ Ranadev Majumder.

03 FEB 2026



1. That Swapan Dey and Tapan Dey have the 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 the promoter is 31ST December, 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

✓ Ramada Majumder.

Deponent



03 FEB 2028



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



Verified by me at Kolkata on this 3rd day of February, 2026.

Ramadas Majumdar,

Deponent

Identified by me

[Signature]

Advocate

PRATIVA MONDAL
Advocate
Alipore Police Court

*Solemnly Affirmed & Declared
before me on Identification*

[Signature]

DILIP KUMAR GAYEN, NOTARY
Alipore Criminal Court, KOL-27
Regd. No. 2003/2001, Govt. of India



03 FEB 2026