



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 937325



FORM - 'B'

[According to Rule - 3(4) of the West Bengal Real Estate (Regulations and Development) Rules, 2021]

Affidavit cum Declaration

Affidavit-cum-Declaration of M/S Khaitan Construction LLP, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 21st May, 2024:

SUJATA GHOSH DAS
Notary Govt. of W.B.
Regn. No. 014/2022
City Sessions Court Kolkata

08 DEC 2025

15 JUL 2025

17574

No.....Rs. 100/- Date.....

Name : Mayank Karmaria

Advocate

Address : High Court
Calcutta

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27



15 JUL 2025

ALIPORE COLLECTORATE
KOLKATA
15 JUL 2025

I, Rohit Khaitan, son of Sri Rajendra Khaitan, aged about 35 years, by faith Hindu, by Occupation – Business, working for gain at 10A Rawdon Street, 1st Floor, Kolkata – 700 017, Designated Partner of the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Khaitan Construction LLP along with 1) Sri Rohit Khaitan, 2) Sri Ayush Khaitan, 3) Sri Anshul Khaitan, 4) Smt. Anita Khaitan, 5) Smt. Radha Khaitan, 6) Smt. Priti Khaitan, 7) Smt. Sandhya Khaitan, 8) Compass Tradelink Private Limited, 9) Micrograph Vinimay Private Limited, 10) Nightangle Traders Private Limited, 11) Pioneer Niwas Private Limited, 12) Bangabhumi Constructions Private Limited, 13) Bangabhumi Real Estate Private Limited, 14) Greentown Retails Private Limited and 15) Bolero Commercial Private Limited have 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 Promoter is 31.12.2028. (Project Completion Date).

4. That, seventy per cent of the amounts realized by 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

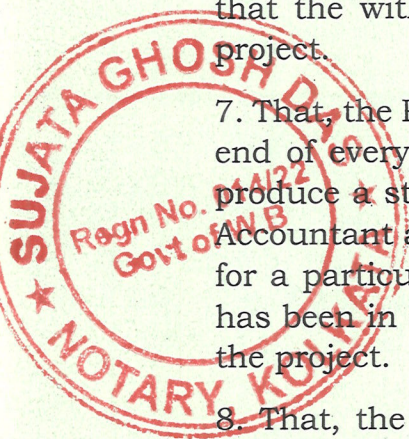
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.



SUJATA GHOSH DAS
Notary Govt. of W.B.
Regn. No. 914/2022
City Sessions Court Kolkata

8 DEC 2025

Khaitan Construction LLP

[Signature]
Authorised Signatory

Deponent

Verification

I, the deponent above, do here by 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 8th day of December, 2025

Khaitan Construction LLP

[Signature]

Authorised Signatory

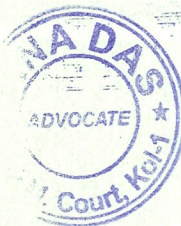
Deponent



SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
[Signature]
NOTARY

08 DEC 2025

[Signature]
SUJATA GHOSH DAS
Notary Govt. of W.B.
Regn. No. 014/2022
City Sessions Court Kolkata



Identified by me

[Signature]

TINA DAS
Advocate
Regn No. - F-1322/2