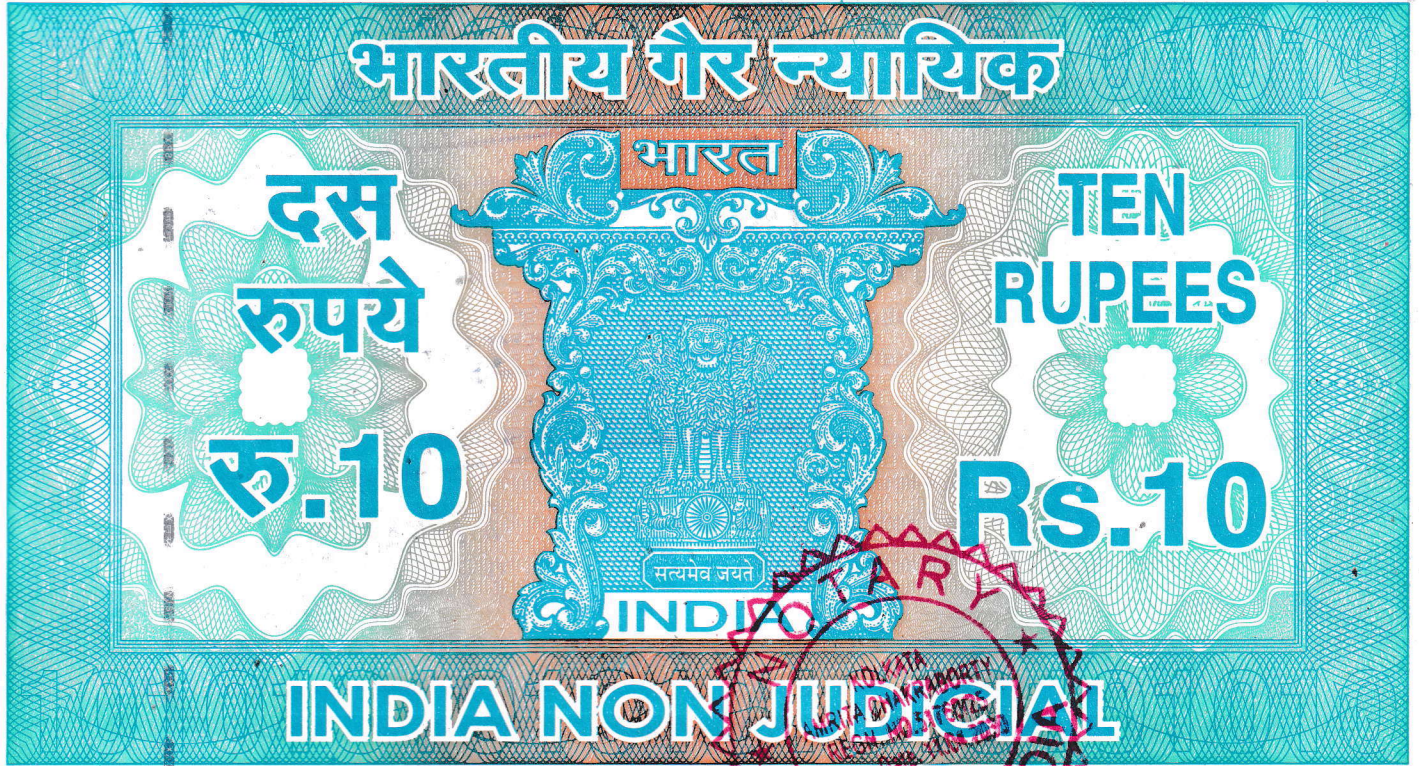




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL FORM-B 03AC 962303
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Parikshit Sureka duly authorized by the promoter of the proposed project Shanti Vatika.

I, Parikshit Sureka S/o Late Rajendra Kumar Sureka aged 40 being director of Mahima Vanijya Private Limited having office address at 3, Ichalabad, Burdwan, West Bengal, Pin- 713103 District Purba Bardhaman West Bengal duly authorized by the promoter of the proposed project Shanti Vatika, do hereby solemnly declare, undertake and state as under:

1. That Mrs. Rekha Devi Sureka 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.
3. That the time period within which the project shall be completed by promoter is 21st May 2028.
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.

26 MAY 2025

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
2 & 3 Bankshall Street
Kolkata-700 001

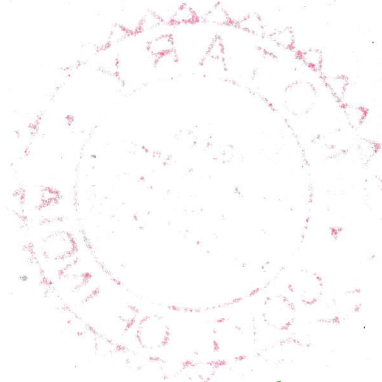
Mahima Vanijya Pvt. Ltd
Director

435199

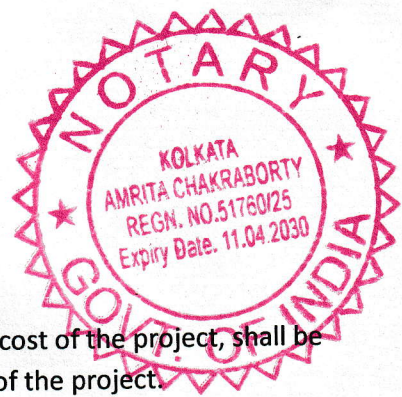
AWANI KUMAR ROY
10, Kirti Shankar Roy Road,
1st floor, Kolkata-700 001

NAME	
ADD.	
Rs.	
27 MAR 2025	
SURANJAN MUKHERJEE	
Licensor Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

27 MAR 2025
27 MAR 2025



AMITY CHARTERED
ROTARY COURT OF DIRECTORS
FROM NO. 10, KIRTI
SHANKAR ROY ROAD, 1ST
FLOOR, KOLKATA-700 001
2 & 3, K. S. ROY ROAD, KOL-1



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 utilised 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.

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 Kol on this 26th day of May/25.

Deponent

Mahima Vanijya Pvt. Ltd

Director

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
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Kolkata-700 001

ATTESTED BY ME

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
Kolkata West Bengal
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
2 & 3 Bankshall Street
Kolkata-700 001

26 MAY 2025