

BEFORE THE NOTARY
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

02AC 834286

BEFORE THE NOTARY PUBLIC AT BARRACKPORE

AFFIDAVIT-CUM-DECLARATION

I, being authorised signatory Sri Chandan Prasad Ram, son of Sri Jagdish Prasad Ram, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 106 (50/2), Sashtitala Road, Barrackpore, P.O. Talpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700123, one of the partners of **SREE BALAJI CONSTRUCTION**, having its registered office at 41 (17/A), Sumangalapuri, P.O. Talpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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16 MAR 2026

Affidavit cum Declaration of **SREE BALAJI CONSTRUCTION**, promoter of the proposed project named "**BALAJI APARTMENT**", represented by its partners (1) Sri Arun Kumar Shaw, (2) Sri Debabrata Biswas, (3) Sri Chandan Prasad Ram, (4) Smt. Sangeeta Bala Singh and (5) Smt. Piu Dey Das;

I, being authorised signatory Sri Chandan Prasad Ram, son of Sri Jagdish Prasad Ram, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 106 (50/2), Sashtitala Road, Barrackpore, P.O. Talpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700123, one of the partners of **SREE BALAJI CONSTRUCTION**, having its registered office at 41 (17/A), Sumangalapuri, P.O. Talpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, promoter of the proposed project named "**BALAJI APARTMENT**", do hereby solemnly declare, undertake and state as under:

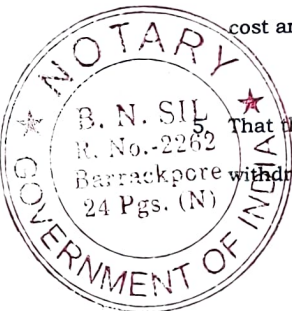
1. I/Promoter have/ Owners, Smt. Sangeeta Bala Singh, Smt. Pinki Shaw, Smt. Piu Dey Das, Smt. Supriya Mishra Prasad, Sri Debabrata Biswas, Sri Arun Kumar Shaw have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st Day of December, 2028.
4. That seventy percent of the amount realised 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.



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6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of completion of the project.
7. That I/ 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 account 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 withdrawal has been in compliance with proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ 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.

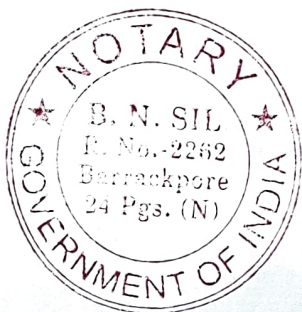
SREE BALAJI CONSTRUCTION
Chandan Prasad Ram
Partners

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 16th Day of March of 2026.



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON: 16 MAR 2026
BHOJANATH SIL
NOTARY R/NO-2262
GOVT. OF INDIA

SREE BALAJI CONSTRUCTION
Chandan Prasad Ram
Partners

DEPONENT

S. Das
Advocate

16 MAR 2026