

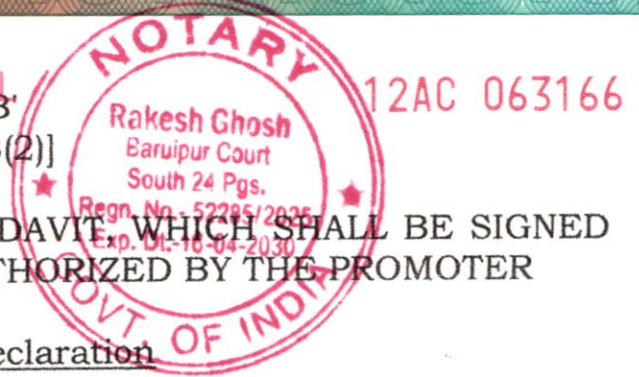
8-09/26



भारतीय गैर न्यायिक
BEFORE THE NOTARY AT
BARUIPUR CIVIL & CRIMINAL COURT

FORM 'B'

[See rule 3(2)]



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 Smt. Mousumi Das, (PAN: AGYPD4360J) daughter of Suddhanya Dutta and wife of Shri Sunil Kumar Das age about 64 years, by Faith Hindu, by Nationality and Citizenship Indian, by Occupation Business, residing at B/31, New Garia Dev. Co-operative Housing Society, P.O. Panchasayar, P.S. Purba Jadavpur (now Panchasayar), District- South 24 Parganas, Kolkata- 700094, West Bengal, Proprietor of the promoter (**DAS ENTERPRISE**) of the proposed project "**UTTARA APARTMENT**" situated at Holding No. 1693, Sreenagar Main Road, ward no. 01 under Rajpur Sonarpur Municipality, P.O. Panchasayar, P.S.- Narendrapur (Previously Sonarpur), District- South 24 Parganas, Pin Code- 700094, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06/05/2026;

I, Mousumi Das, Proprietor of the (promoter) **DAS ENTERPRISE** having registered office at Holding No. 1693, Srinagar, ward no. 1 under Rajpur Sonarpur Municipality, P.O. Panchasayar, P.S.- Narendrapur (Previously Sonarpur), District- South 24 Parganas, Pincode- 700094 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under

Das Enterprise
Mousumi Das,
Proprietor

06 MAY 2026

1. **SHRI SUNIL KUMAR DAS** (PAN- ACLPD2920P), son of Late Nanda Gopal Das, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at B/31, New Garia Co-operative Housing Society, P.O. Panchasayar, P.S. Purba Jadavpur (now Panchasayar), District- South 24 Parganas, West Bengal, has 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 us/promoter is 17/04/2027.

4. That seventy percent of the amounts realised by us/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, we / 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.

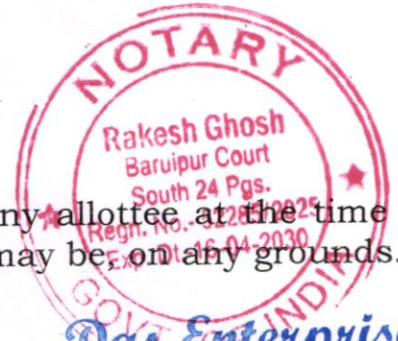
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Das Enterprise
Mousumi Das,
Proprietor

6 MAY 2026

10. That, we / 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.



Das Enterprise
Mousumi Das
Proprietor

Deponent

Verification

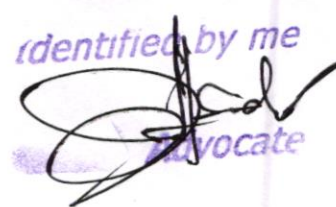
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 6th day of May, 2026

Das Enterprise
Mousumi Das
Proprietor

P. Zuhair

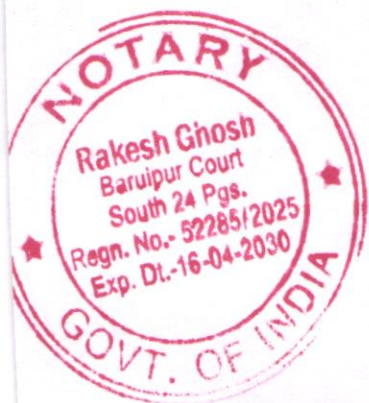
Deponent

Identified by me

Advocate

Signature(s)/L.T.I.(s) of the
Executant(s) Attested by me on
Identification of Advocate



RAKESH GHOSH
NOTARY
Govt. of India, Regn. No.- 52285/25
Baruipur Civil & Criminal Court
Kolkata- 700144



06 MAY 2026