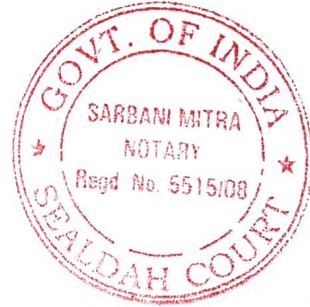


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AA 998642



Before the Notary Public
Govt. of India



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. RAJ KUMAR BHUINA**, son of Sri Rabin Bhuina, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at 1A/H/2, Satchasi Para Road, Post Office & Police Station- Cossipore, District-North 24 Parganas, West Bengal-700002, being the proprietor of "**M/S RITTICK ENTERPRISE**" and the promoter of the proposed project.

Cont...P-2

12 AUG 2025

03 JUL 2025

Name : **SUBHRO KANTI ROY CHOWDHURY**
..... **Advocate**
..... **HIGH COURT CALCUTTA**

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

I, **MR. RAJ KUMAR BHUINA**, son of Sri Rabin Bhuina, proprietor of "**M/S RITTICK ENTERPRISE**" and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SRI SRI BANESHWAR SHIVA LINGA AND SRI SRI SRIDHAR GRAM SHILA, KALYANMOY PAL (SHEBAIT)**, 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 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 promoters is 31.12.2028.

4. That seventy per cent of the amounts realised by the promoters 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.

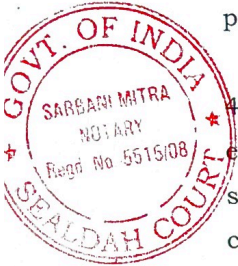
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



12 AUG 2025

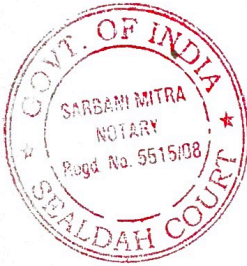
10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

The contents of the 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 12th day of August, 2025.



Deponent
Identified by me

Subhro Kanti Roy Chowdhury

Advocate

Subhro Kanti Roy Chowdhury.
Advocate

High Court Calcutta
Reg.No. WB - 478/2000

Solemnly Affirmed &
Declared Before Me
On Identification By

[Signature]
SARBANI MITRA
NOTARY
Regd. No.- 5515/08

12 AUG 2025