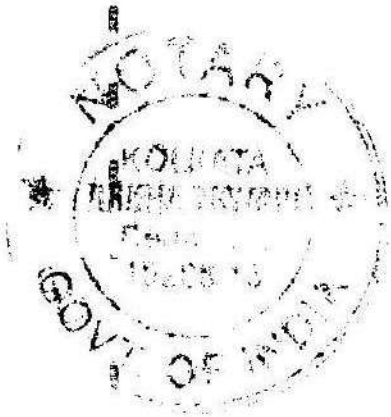




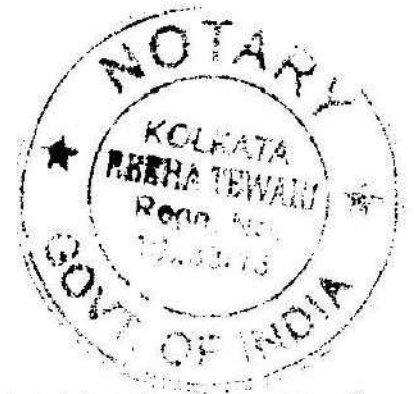
WEST BENGAL

09AC 239605



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Sri Sourav Mitra duly authorized by the promoter of the proposed project MOKSHAAH vide its authorization dated 04.06.2025.

1. Sri Sourav Mitra, s/o Late Dipak Mitra aged about 44 years, residing at 704 Gouranga Nagar, C.R. Road, P.O. Natagarh, P.S. Gholi, District - North 24 Parganas, PIN: 700113 duly authorized by the promoter of the proposed project MOKSHAAH, do hereby solemnly declare, undertake and state as under:

1. That I, promoter has/have a legal title to the land on which the development of the project is proposed

—OR—

That Sri Bharmha Pada Sarkhel, Smt. Aparajita Sarkhel, Sri Basudev Dey, Sri Tapas Chanda, Loke Nath Leathers and Neel Infra Projects Private Limited have the legal title to the land on which the development of the project is to be carried out

NEEL INFRA PROJECTS PVT. LTD.

Sourav Mitra

Director

REKHA TEWARI
Notary
Regd. No. 1028570
C.D. & Co. Pvt. Ltd.
Kolkata-700011

05 JUN 2025

Director

a legally valid authentication of the title of such land along with an 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 01.05.2030.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.

NEEL INFRA PROJECTS PVT. LTD.

Sourav Mitra
Deponent Director

VERIFICATION

The contents of my 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 5th day of June' 2025.

NEEL INFRA PROJECTS PVT. LTD.

Sourav Mitra
Deponent Director

NEEL INFRA PROJECTS PVT. LTD.

Sourav Mitra
Director

REKHA TEWARI
NOTARY
Regd. No. 10288/13
Chamber of Court
Kolkata-700001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Rekha Tewari
REKHA TEWARI
NOTARY

05 JUN 2025