



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 13AC 826024

BEFORE THE NOTARY PUBLIC
AT ALIPHORE, KOLKATA-27



FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

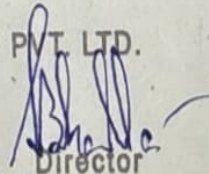
Affidavit cum Declaration of **SRI. SAJAL BHATTA** Authorised Representative of Developer of the proposed project named "**BARODA ENCLAVE**"

I, **SRI. SAJAL BHATTA** Authorised Representative of **M/S. SPS INFREALETY PRIVATE LIMITED** (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

(01) **SRI. BIDYUT BIKASH NASKAR**, son of Late. Bipin Bihari Naskar, by faith – Hindu, by Occupation – Retired, Residing at : 152, Upendra Biswas Sarani, Jadavpur, Kolkata – 700 032 and (02) **SRI. SWAPAN NASKAR**, son of Late. Bipin Bihari Naskar, by faith – Hindu, by Occupation – Service, Residing at : Flat no : 01, 1-G, Green Palace, Pratapgarh, Kolkata – 700 103, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART** hereinafter called and referred to as 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.

For SPS INFREALETY PVT. LTD.

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Director





1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 18th MARCH, 2027
3. That seventy per cent of the amounts 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

For SPS INFREAREALTY PVT. LTD

[Signature]
Director

Deponent



I, SRI. SAJAL BHATTA (PAN No. AEVPB3414J) (Aadhaar No. 5530 8355 4646), son of Late. Ramesh Chandra Bhatta, by Religion Hindu, by Occupation Business, by Nationality : Indian residing at 152, Kanungo Park, Post Office : Garia, Police Station : Patuli , Kolkata 700084, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

For SPS INFREAREALTY PVT. LTD

[Signature]
Director

Verified by me at 13th Day of January , 2026

Solemnly Affirmed & Declared
before me on Identification

[Signature]

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

[Signature]
Advocate

ARIJIT PATRA
Advocate

F. No.- 1569/2009
Criminal And Judge's Court
Alipore, Kol-700 027

13 JAN 2026