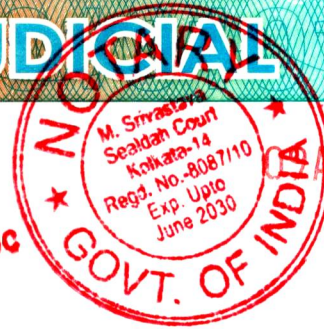




WEST BENGAL

Before me Notary Public
Govt. of India



396070

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sakti Pada Dhar duly authorized by the promoter of the proposed project Jaya VII vide its authorization dated 4th day of July, 2022.

I, Sakti Pada Dhar S/o Ramendra Kumar Dhar aged 67 R/o at 20/1, Manindra Nath Mitra Row, P.S Muchipara, P.O Amherst Street, Kolkata – 700009 duly authorized by the promoter of the proposed project VII, do hereby solemnly declare, undertake and state as under:

That NST HOUSING DEVELOPMENT PRIVATE LIMITED has a legal title to the land on which the development of the project is proposed.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is **15-02-2031**.
3. 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.

For NST Housing Development Pvt. Ltd.

Director

30 MAR 2026

13 JUN 2025

13 JUN 2025

NAME: N.S.T.
ADD:
RS:
13 JUN 2025
S. CHATTERJEE
Licensed Startup Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

6796

Housing Development
Pvt Ltd.
20/1 M.M. Row
Kaly.



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For NST Housing Development Pvt. Ltd.

[Signature]

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 Sealdah on this 30th day of March, 2026

For NST Housing Development Pvt. Ltd.

[Signature]

Director

Solemnly affirmed &
declared before me
on Identification of L.D. Advocate

Deponent



M. SRIVASTAVA
Notary Govt. of India
Regn. No.-8087/10
Expiry-June 2030

Identified by me

[Signature]
Advocate

30 MAR 2026