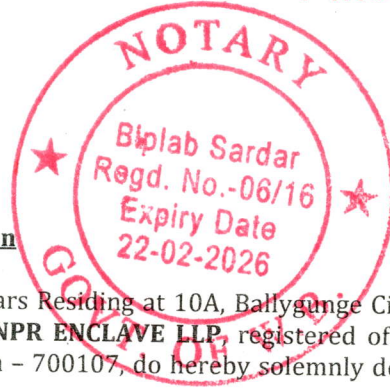


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

14AC 861719

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



Affidavit cum Declaration

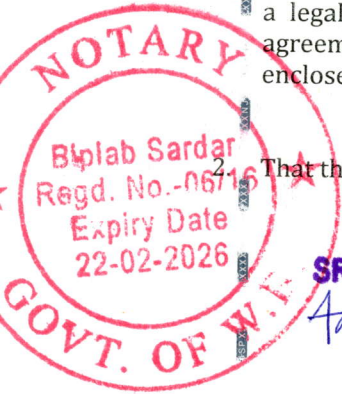
I, **Anant Nathany**, son of Mr. Rajesh Nathany aged about 45 years Residing at 10A, Ballygunge Circular Road, Kolkata- 700019, Designated Partner of **SRIJI GOPALJI NPR ENCLAVE LLP**, registered office at Biowonder, Unit No - 1402, 14th Floor, 789, Anandapur, Kolkata - 700107, do hereby solemnly declare, undertake and state as under:

1. **Ekdanta Niketan Private Limited, Lambodar Estates Private Limited, Damodar Properties Private Limited**, all having their registered office at 70/1 Tiljala Road, Kolkata - 700046, has a legal title to the land on which the development of the proposed project name **INSIGNIA** 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.

That the said land is free from all encumbrances.



SRIJI GOPALJI NPR ENCLAVE LLP

Anant Nathany

Designated Partner

28 JAN 2026

188915

1 DEC 2025

Case No. S. S. Ali, A 199

Address ALIPORE POLICE COURT, KOL-27

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



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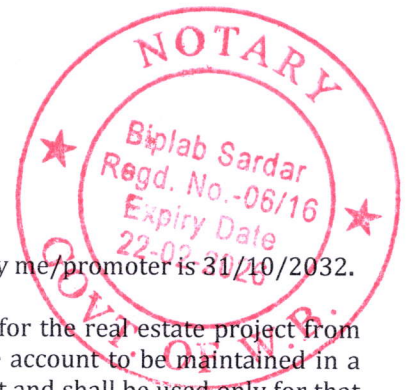
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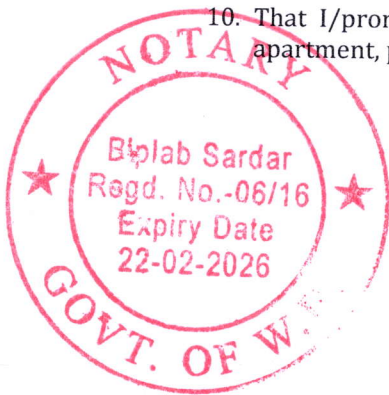
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3. That the time period within which the project shall be complete by me/promoter is 31/10/2032.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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.
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 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 for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



SRIJI GOPALJI NPR ENCLAVE LLP

Ara Panar

Designated Partner

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 28th day of January, 2026.

Signature (S) Attested
On Identification
[Signature]
BIPLAB SARDAR, NOTARY
Regd. No.- 06/2016
Govt. of W.Bengal

SRIJI GOPALJI NPR ENCLAVE LLP

Ara Panar

Designated Partner

Deponent

*Identified by me
Rajiv Bhattacharyya*

RAJIV BHATTACHARYYA
LL.B., LL.M. Advocate
Calcutta High Court
Enroll No. WB/221/2005

28 JAN 2026

28 JAN 2026

SMITHSONIAN INSTITUTION

SMITHSONIAN INSTITUTION

Department of

Handwritten notes in blue ink, including the word "Department" and other illegible scribbles.

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