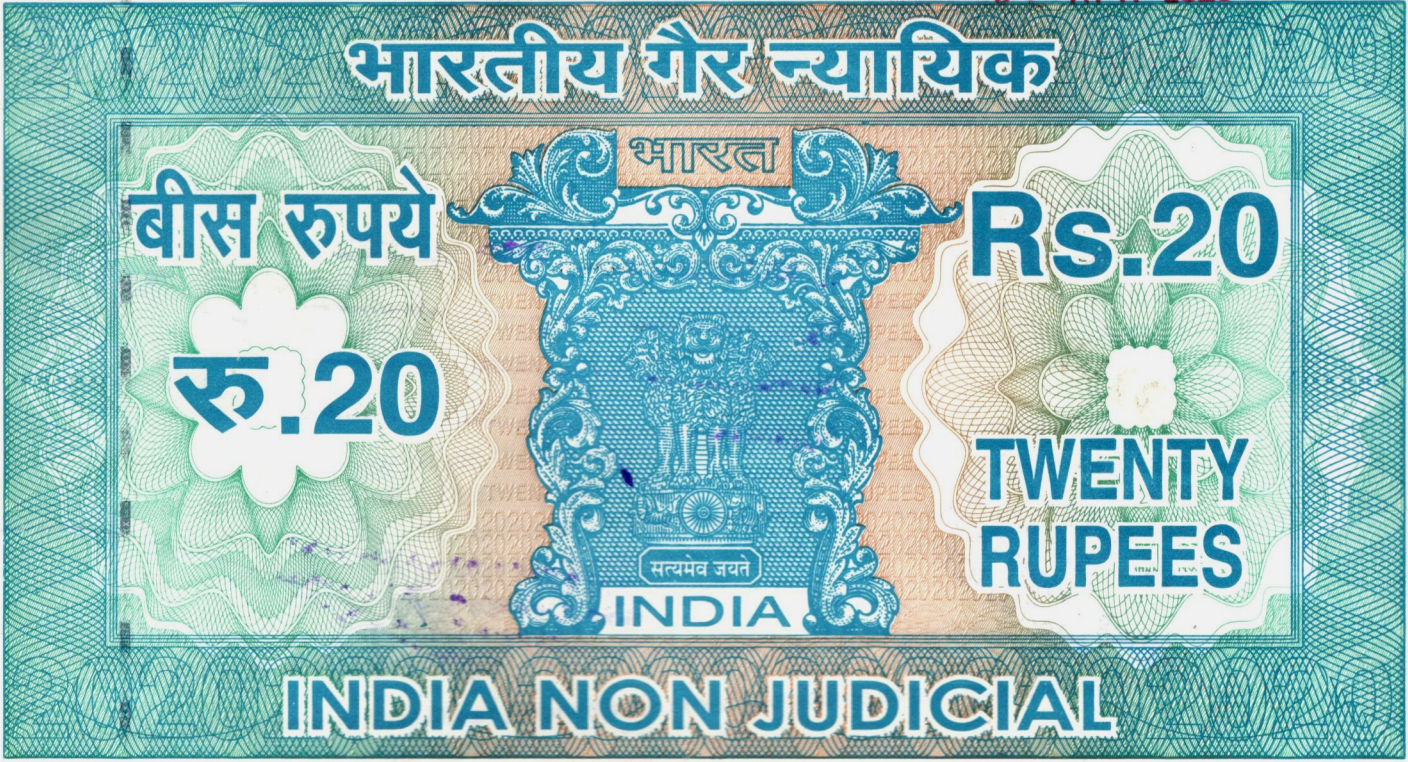




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AA 859100

BEFORE THE NOTARY PUBLIC, ALIPORE
GOVERNMENT OF WEST BENGAL

FORM 'B'

(See Rule 3(4))

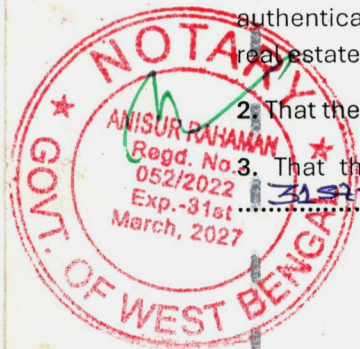
DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Raj Kumar Nath, Promoter of the Proposed Project named
"SPANDAN APARTMENT"I, Mr. Raj Kumar Nath, promoter of the proposed project, do hereby solemnly declare, undertake
and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is
proposed **OR** have/has a legal title to the land on which the development of the proposed project
is to be carried out, along with legally valid authentication of title of such land and an
authenticated copy of the 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 me/promoter is



07 APR 2026

4. That seventy percent (70%) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after certification by an engineer, an architect and a chartered accountant in practice confirming that such withdrawal is in proportion to the percentage of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. It shall be verified during the audit that the amounts collected for the project have been utilised for the project and withdrawals are in compliance with the percentage of completion of the project.

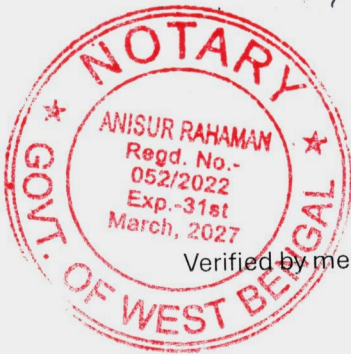
8. That I / promoter shall take all the pending approvals on time from the competent authorities.

9. That I / promoter have / has furnished such other documents as prescribed under 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.

Verification

I, **Mr. Raj Kumar Nath**, son of Late Paresh Chandra Nath, residing at 696, Chowhati Netaji Block, Post Office: Chowhati, Police Station: Sonarpur, South 24 Parganas, Kolkata – 700149, do hereby solemnly affirm and declare that the contents of the above Affidavit cum Declaration are true and correct to my knowledge and belief and nothing material has been concealed therefrom. Verified by me at Alipur on this 2nd day of Apr 2026.



Verified by me at Alipur on this 2nd day of Apr 2026.

Signature Attested
on Identification
by the Ld. Advocate

ANISUR RAHAMAN
NOTARY
South 24 Pgs.
Regd. No.-052/2022
Allipore Court
Govt. of West Ben

Identified by me

Advocate

Nabakumar Mukhopadhyay
Advocate

Alipur Police Court
Regn. No.: WB /2037/1999

SPANDAN CONSTRUCTION

Raj Kumar Nath

Partner

02.04.26
02 APR 2026