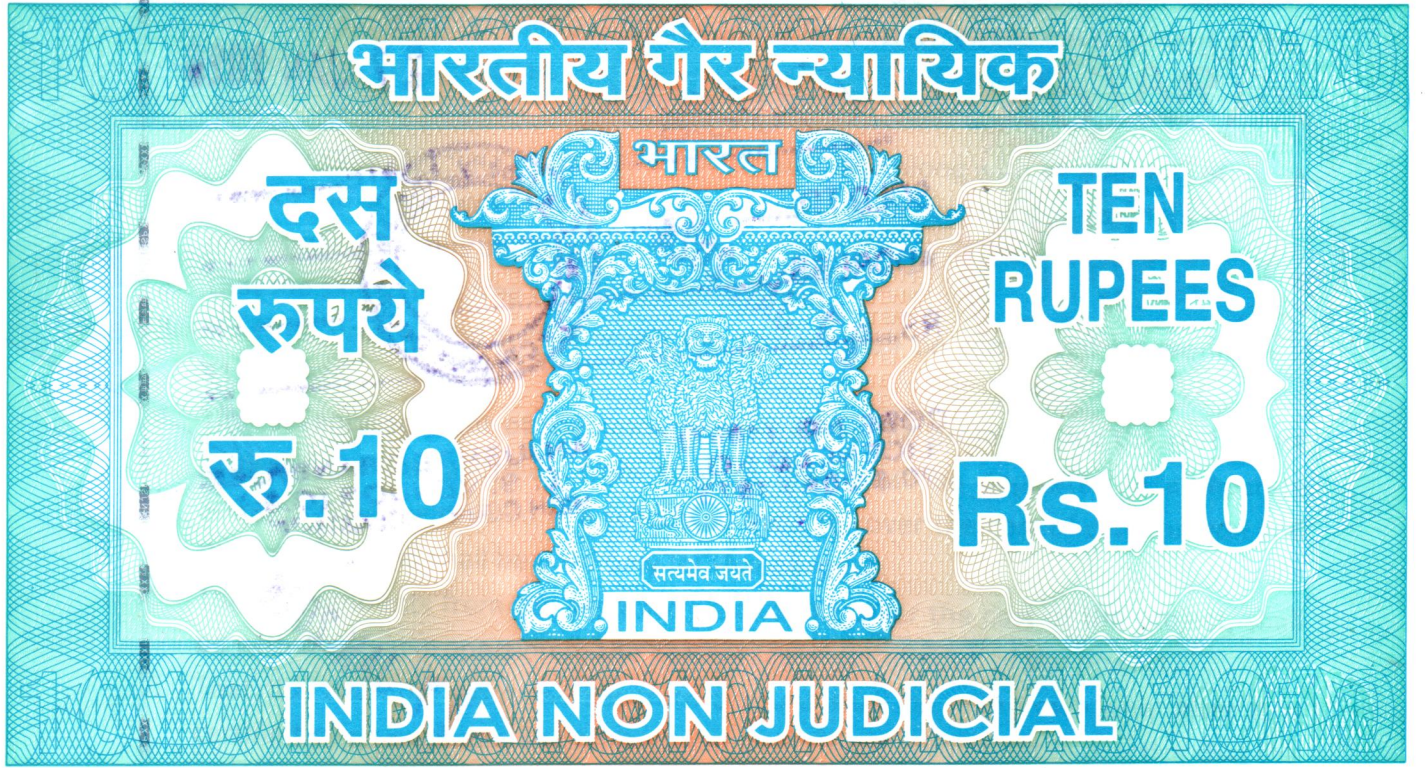




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 199426



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sanjay Kumar Kothari duly authorized by the promoter of the proposed project Tirupati Business Park vide its authorization dated 04.01.2024.

I, Sanjay Kumar Kothari S/o Late Jagdish Prasad Kothari aged 54 Years R/o 9 Ashutosh Mukherjee Lane Howrah 711106 duly authorized by the promoter of the proposed project Tirupati Business Park, do hereby solemnly declare, undertake and state as under:


REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court
Kolkata - 700 001

06 FEB 2026

27 JAN 2026

6/886

SOLD TO

ADDRESS

RS

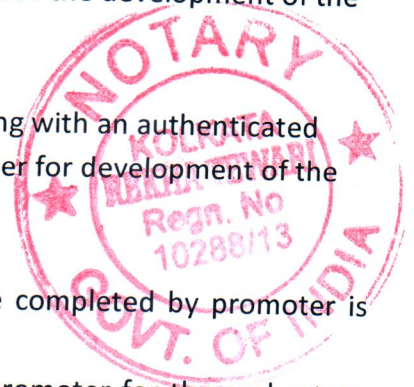


CODE NO. (1057)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA

27 JAN 2026

1. That M/S Dakshineswar Properties, M/S Tirupati Properties, M/S Salasar Properties, Maa Tara Construction has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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.
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 31.12.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.



Happy Moments Properties

S. K. Kishan

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 on this 04th day of February 2026.

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]

REKHA TEWARI
NOTARY

Happy Moments Properties

S. K. Kishan

Partner

Deponent

06 FEB 2026