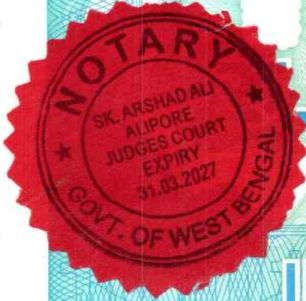


No. 41 Date. 12 FEB 2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 204725

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA- 700 027



FORM 'B'

[See rule 3(4)]

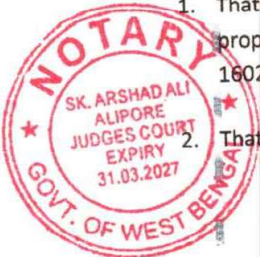
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Jay. S. Kamdar, (DIN – 03194980) Designated Partner of SUN SHAKTI REALTOR LLP, promoter of the proposed project **SUN NECTAR** at Premises No. 50/10, Srijani, under Ward No. 143 of Borough – XVI of KMC, PS – Haridevpur, Kolkata – 700104, WB, India

Jay. S. Kamdar, (DIN – 03194980) Designated Partner of SUN SHAKTI REALTOR LLP, promoter of the proposed project **SUN NECTAR** at Premises No. 50/10, Srijani, under Ward No. 143 of Borough – XVI of KMC, PS – Haridevpur, Kolkata – 700104, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Co/LLP has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, being Deed No. 160203921 of 2022, registered at the Office of the DSR-II, South 24 Parganas
2. That the said land is free from all encumbrances.



12 FEB 2026

3. That the time period within which the project shall be completed by me/promoter is ~~31-12-2027~~ as per Section 4(2)(l)(c) of the RERA Act, 2016
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



SUN SHAKTI REALTOR LLP

J. Kamdar
Designated Partner

Deponent

Verification

I, Jay. S. Kamdar Son of Sharad H. Kamdar Resident of 38A/26, Jyotish Roy Road, New Alipore, Kolkata – 700053, do solemnly affirm that 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 9th day of February, 2026



Solemnly affirm and declare before me on identification

Arshad Ali
SK ARSHAD ALI
NOTARY 24-PGS. SOUTH
GOVT. OF WEST BENGAL, REG.No. 003/2022
ALIPORE JUDGES COURT, KOL-27

SUN SHAKTI REALTOR LLP

J. Kamdar
Designated Partner

Deponent

Identified by me
Somnath Banerjee
ADVOCATE

12 FEB 2026