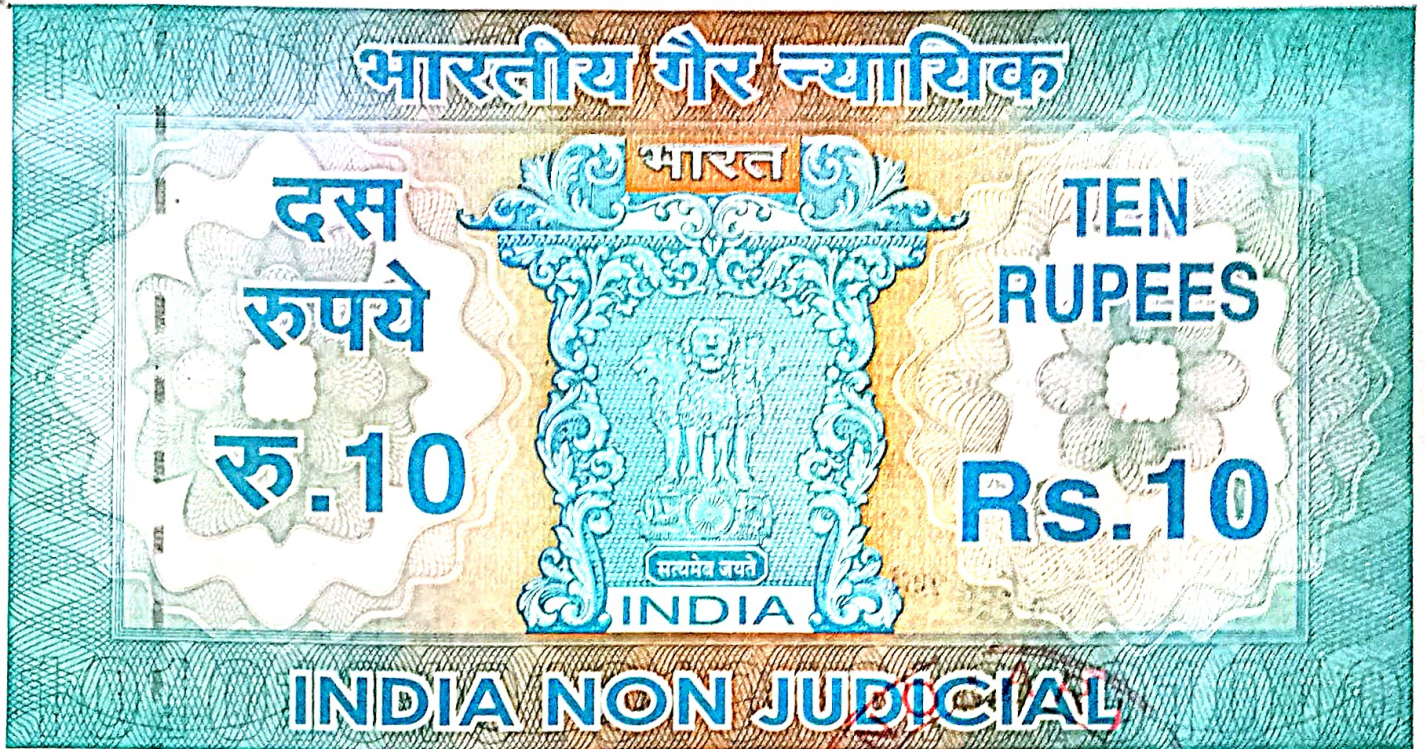




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 Sanjoy Biswas, Proprietor of M/s. BLUE BIRD CONSTRUCTION CO. promoter of the proposed project "VISHNU APARTMENT" at Holding No. 68, Narkel Bagan, under Ward No. 30 of Rajpur Sonarpur Municipality, PS - Narendrapur (New) old PS - Sonarpur, Dist - South 24 Parganas, PIN - 700153, WB, India

I, Sanjoy Biswas, Proprietor of M/s. BLUE BIRD CONSTRUCTION CO. promoter of the proposed project "VISHNU APARTMENT" at Holding No. 68, Narkel Bagan, under Ward No. 30 of Rajpur Sonarpur Municipality, PS - Narendrapur (New) old PS - Sonarpur, Dist - South 24 Parganas, PIN - 700153, WB, India, do hereby solemnly declare, undertake and state as under:

1. That I / my Firm has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement/s and subsequent Supplementary Development Agreement/s with the Land Owners namely Chunilal Ghosh, Kaushik Ghosh and Mithu Dey, all such Deeds being registered at the Office of DSR – III and DSR – V, South 24 Parganas
2. That the said land is free from all encumbrances.

SHASHI BHUSHAN MAJHI
NOTARY GOVT. OF INDIA
REGN. NO. 54381/25
City Sessions & Chief Judicial
Magistrate Court
203, Bank Shall Street, Kol-1

20 FEB 2026



3. That the time period within which the project shall be completed by me/promoter is 10-03-2028 as per Point No. 10 of our Registered Joint Development Agreement, combined read with Point No. 17 of such Agreement
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Sanjoy Biswas
Deponent

Verification

I Sanjoy Biswas Son of Tarit Kumar Biswas Resident of "Biswas Bhaban" Mahamayatala Mondal Para, Nazrul Park, Garia, Kolkata – 700084, 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 20th day of February, 2026

SHASHI BHUSHAN MAJHI
NOTARY GOVT. OF INDIA
REGN. NO. 54381/25
City Sessions & Chief Judicial
Magistrate Court
243, Bank Shall Street, Kol-1

Identified by
[Signature]
Mr. Dr. Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. EB/154.A/11

20 FEB 2026

Sanjoy Biswas
Deponent
Solemnly Affirm & Declared Before
me on Identification of Ld. Advocate
[Signature]
NOTARY