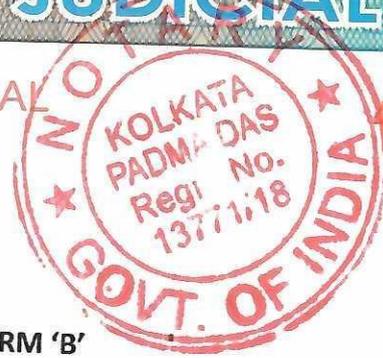




पश्चिमबंग पश्चिम बंगाल WEST BENGAL KOLKATA MOAA 062758



FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Keshab Sardar, duly authorized by the promoter M/s Moonciti Real Estate Private Limited, of the proposed project "MOONCITY ENCLAVE - PHASE B", vide his authorization dated 01/11/2025.

I, Mr. Keshab Sardar, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter i.e. M/s Moonciti Real Estate Private Limited and Mr. Radheshyam Saha, has a legal title to the land on which the development of the proposed project "MOONCITY ENCLAVE" is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of 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.

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700001

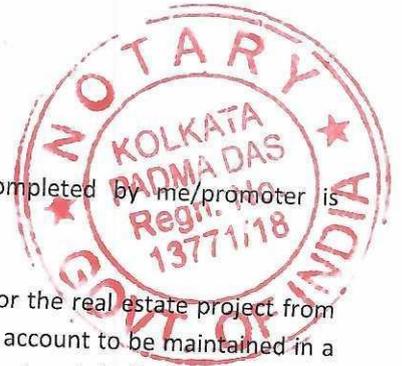
29 NOV 2025

MOONCITY REALESTATE PVT. LTD.

Keshab Sardar

27/11/25

Director



3. That the time period within which the project shall be completed by me/promoter is **23/04/2028**.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 29th Day of November, 20 25

Identified by
[Signature]
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-AT/19

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700001

MOONCITY REALESTATE PVT. LTD.

Keshab Saha

27/11/25

Director

Deponent

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]

PADMA DAS
NOTARY

29 NOV 2025