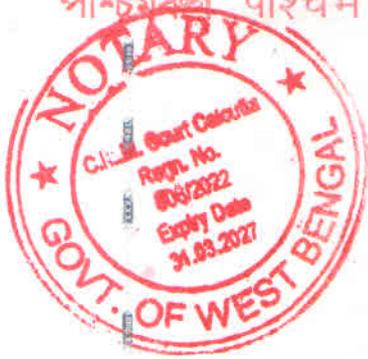


पश्चिम बंगाल WEST BENGAL

03AC 326281



FORM-B

[See Rule 3(4)]

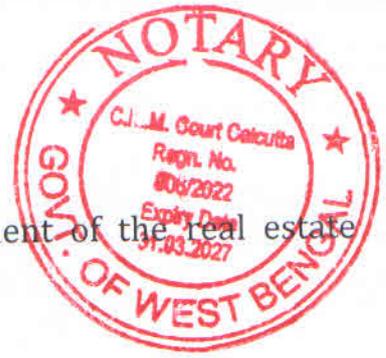
Affidavit Cum Declaration of **Shri Pradip Kumar Jain** being representative for the Developer of the proposed project vide its authorization dated 05-12-2019.

I, **Shri Pradip Kumar Jain**, (PAN- ACQPJ7832H) & Adhaar No- 982071596858, son of Hiralal Jain of no. 10/4B Lala Lajpat Rai Sarani (Formerly Elgin Road) Kolkata-700020, P.S Bhawanipore & P.O.- Elgin Road hereinafter referred to as the Developer of the proposed project do hereby solemnly declare undertake and state as under:-

1. That Empower project and others have legal title to the land on which the development of the project is proposed and a legally valid authentication of the title of such land along with an authenticated copy of the agreement

N. DASGUPTA
Notary
Regn. No. 009/2022
3, Bankshai Street
Calcutta-700001

28 MAR 2025



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 developer is March, 2026.
4. The seventy per cent of the amount realized by the developer for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.


N. DASGUPTA

Notary

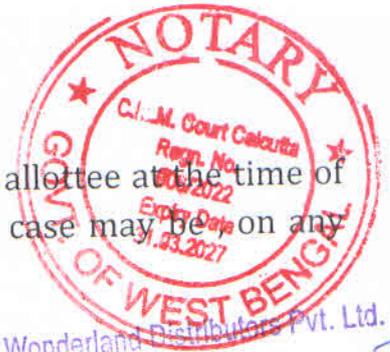
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28 MAR 2025

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.



For Wonderland Distributors Pvt. Ltd.
Pradyumn Kumar Jaiswal
Director

(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 Kolkata on this 28th day of March 2025

For Wonderland Distributors Pvt. Ltd.
Pradyumn Kumar Jaiswal
Director

(Deponent)

Identified by me
P. G. Mondal
Advocate
P. G. Mondal

(Signature)
N. DASGUPTA
Notary
Regn. No. 005/2022
3, Bankshal Street
Calcutta-700001

SOLEMNLY AFFIRMED
&
Declared Before me
on Identification Adv.
(Signature)
NOTARY
N. DAS GUPTA
C. M. Court
Govt. W.B.

28 MAR 2025