

Serial 18/11/5/56



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 908298



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of BASUDEV HALDER duly authorized by the promoter of the proposed project MOTI VILLA vide its authorization dated 04.05.2026.

I, Basudev Halder S/o Panchugopal Halder aged 51 years R/o P-591, Purna Das Road, Kolkata - 700029 duly authorized by the promoter of the proposed project Moti Villa, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed
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 31.12.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

M/s. TAJ CONS

Blabley
Partner

11 JUN 2026

17 FEB 2026

Sl. No: 1104 Rs: 10/- Date:

Name: Tej Kumar

Address: 116A M. N. Rd

109-29

Sunit Halder
Licensed Stamp Vendor
Alipore Judges Court
Kolkata-700 027

Sig:



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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



M/s. TAJ CONS
Bladey
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 11th on this June day of 2026
11 JUN 2026



M/s. TAJ CONS
Bladey
Partner
Deponent

Solemnly declared and affirmed
Alipore Judges Court, KOL-27
Identification at.....
Under Notaries Act. *all*

ABDUR RASHID SK
Notary Govt. of India
54033/25

Identified by
Ashika Khatoon
Advocate
Alipore Judges' Court
Kol-700027
Lic No : F/1631/1198/2019

11 JUN 2026