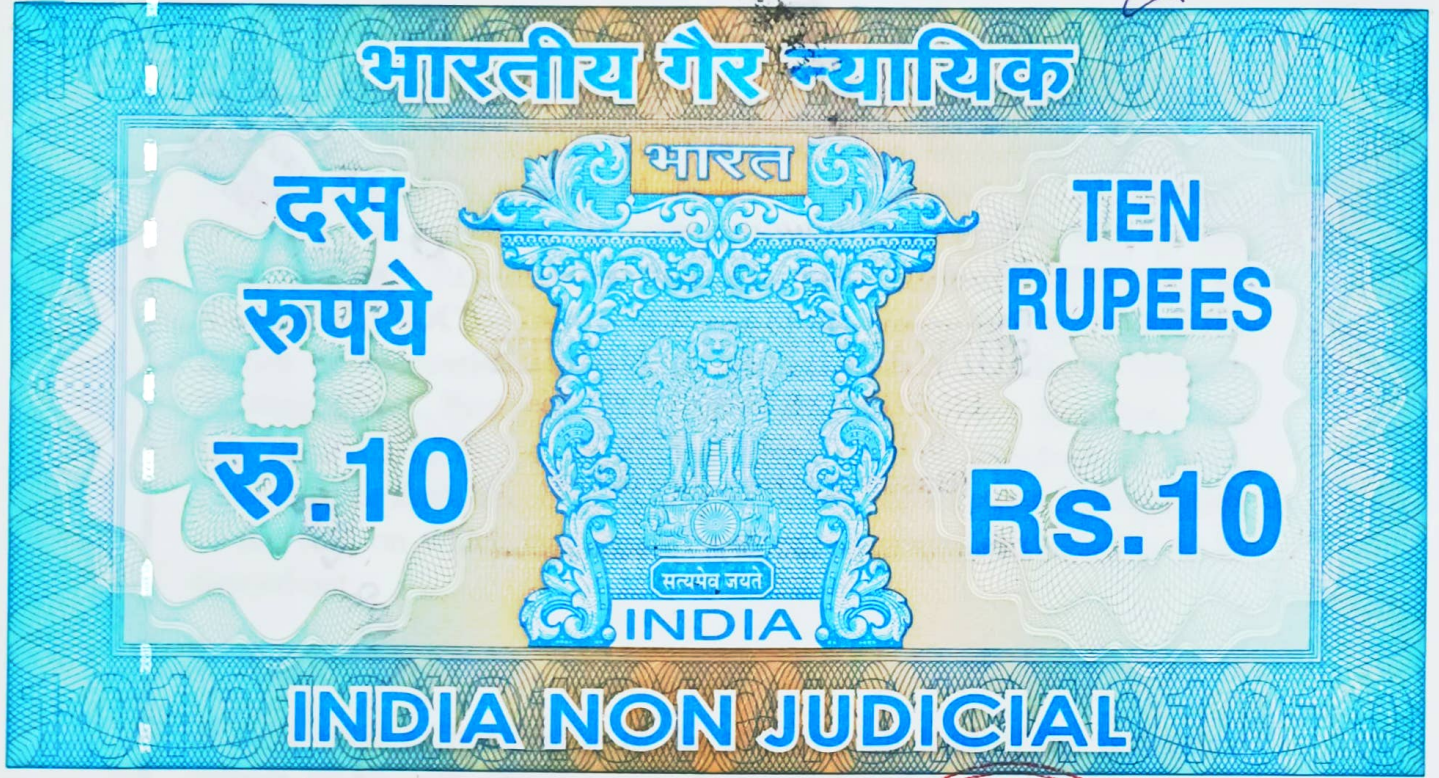


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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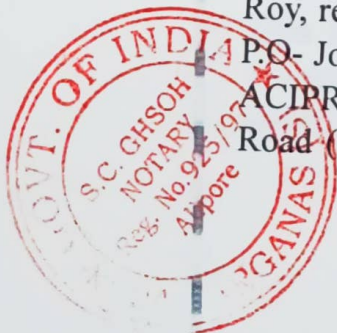
FORM 'B'  
[See Rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

Affidavit Cum Declaration of Mr. Partho Sarathi Das (PAN-DUBPD5374L) son of Prasanta Kumar Das, by faith Hindu, by Occupation- Business, by Nationality- Indian and residing at 32 Old Ballygunge 1<sup>st</sup> Lane, under Police Station Karaya, Kolkata- 700019, West Bengal, being the promoters of the proposed project.

I, Partho Sarathi Das, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, (1) Sri Sanjay Ray (PAN- ACIPR9258H) son of Late Deb Kumar Roy, residing at 1/286, Gariahat Road (also known as 286 Jodhpur Park), P.O- Jodhpur Park, PS- Lake, Kolkata-700068; (2) Sri Tushar Ray (PAN- ACIPR0719F) son of Late Deb Kumar Roy, residing at 1/286, Gariahat Road (also known as 286 Jodhpur Park), P.O- Jodhpur Park, PS- Lake,



For PRATTAY

Partho Sarathi Das  
Proprietor

19 MAY 2026

01983

No.....

Of.....

Rs.....

**SUBHASREE MUKHERJEE**

LICENSED STAMP VENDOR

9, India Exchange Place  
(Basement) Kolkata-700001

Date.....Sign.....

**G. SARKAR**  
(Advocate)  
Alipore Judges Court  
Kolkata - 700 027

- 7 APR 2026

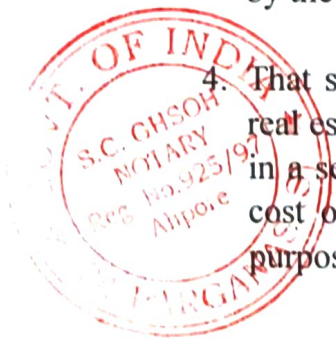


Kolkata-700068; (3) Sri Shaumik Ray (PAN- AJCPR8600E) son of Sri Sanjay Ray, by Nationality- Non Resident Indian, by occupation- service at present residing at Richard Tauber Strasse, Flat-6, 81243, Munich, Germany and previously at 1/286, Gariahat Road (also known as 286 Jodhpur Park), P.O- Jodhpur Park, PS- Lake, Kolkata-700068; (4) Sri Kaushik Ray (OCI no A2671269) son of Sri Sanjay Ray by Nationality British by occupation – service at present residing at 2 Bays Crescent, Spencer Wood, Reading RG7 1DF, Berkshire, United Kingdom, and Previously at 1/286, Gariahat Road (also known as 286 Jodhpur Park), P.O- Jodhpur Park, PS- Lake, Kolkata-700068, have a valid and legal title to the land on which the development of the proposed project is to be carried out,

AND

A legal valid authentication of the title of such land of the real estate project along with Development Agreement and Power of Attorney 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 the promoters is on or before 31<sup>st</sup> July, 2029. As per Development Agreement, the developer shall construct and complete the building in all respects, including obtaining the Completion Certificate, within a maximum period of 36 (Thirty-Six) months, including a grace period of 6 (six) months, from date of handing over of the possession of the property by the Land Owner, i.e., 1<sup>st</sup> August 2026.
4. That seventy per cent of the amounts realized by the promoters 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.



19 MAY 2026

For PRATTAY  
Prattay Sarathi  
Proprietor

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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters 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.

At Kolkata, on this 19th day of May 2026.



Solemnly affirm & Declared  
before me on Identification

S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No.925/97, Govt. of India

**19 MAY 2026**

For M/s PRATTAY  
**For PRATTAY**

*Partho Sarathi Das*  
Proprietor  
**PROPRIETOR**

*Nabakumar Mukhopadhyay*  
Advocate  
Alipore Police Court  
Enri No-WB/2037/1999  
**Advocate**

**Advocate**