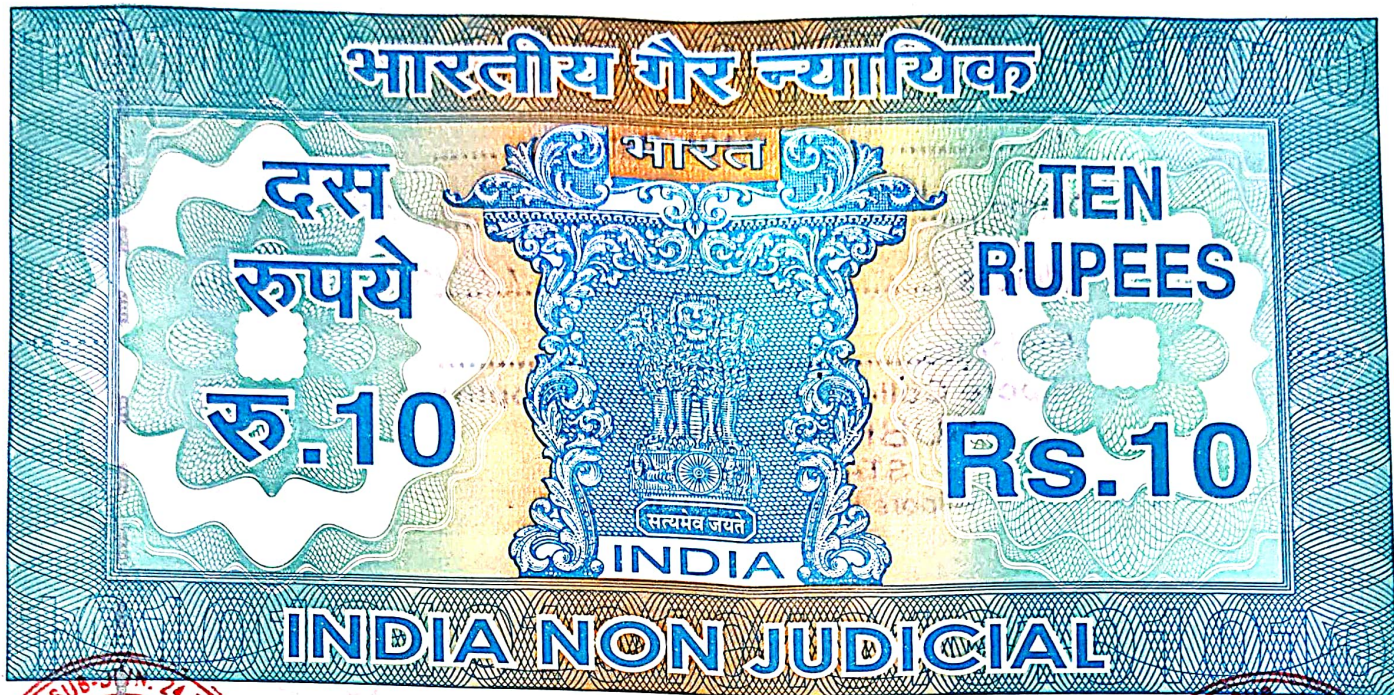




FORM 'B'
9548 857220
B. N. SAHA
NOTARY
23/2097
Govt. of W. B. (INDIA)

WEST BENGAL
[See Rule 3(4)]
BEFORE THE NOTARY PUBLIC

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kajal Kumar Mallick, duly authorized by the promoter of the proposed project "SELENA", vide his authorization dated 24/02/2025.

I, Mr. Kajal Kumar Mallick, duly authorized by the promoter of the proposed project "SELENA", do hereby solemnly declare, undertake and state as under:

1. That, Mr. Birendra Nath Naskar, Mr. Gopal Mondal and Mrs. Chhayarani Bar (Mondal) have the legal title to the land on which the development of the proposed project 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.

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

01 MAR 2025

01 MAR 2025

No. - 44408 ₹10/- Date..... 31 MAY 2024

Name : Value Homes Realtech Pvt Ltd

Address : Ramkrishna Ray, Newtown, KOI-162

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



BEFORE THE NOTARY PUBLIC



31 MAY 2024

31 MAY 2024

31 MAY 2024
BEFORE THE NOTARY PUBLIC
Alipore Police Court, KOI-27



3. That the time period within which the project shall be completed by me/promoter is 16/02/2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 01st Day of March, 2025.

VALUE HOMES REALTECH PVT. LTD.

Rajakumaran Mallik

Director
Deponent

Solemnly Affirmed

&
Declared Before me
on Identification of Advocate

Identified by me

[Signature]
Advocate

B-L
B. N. SAHA
Notary

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

01 MAR 2025