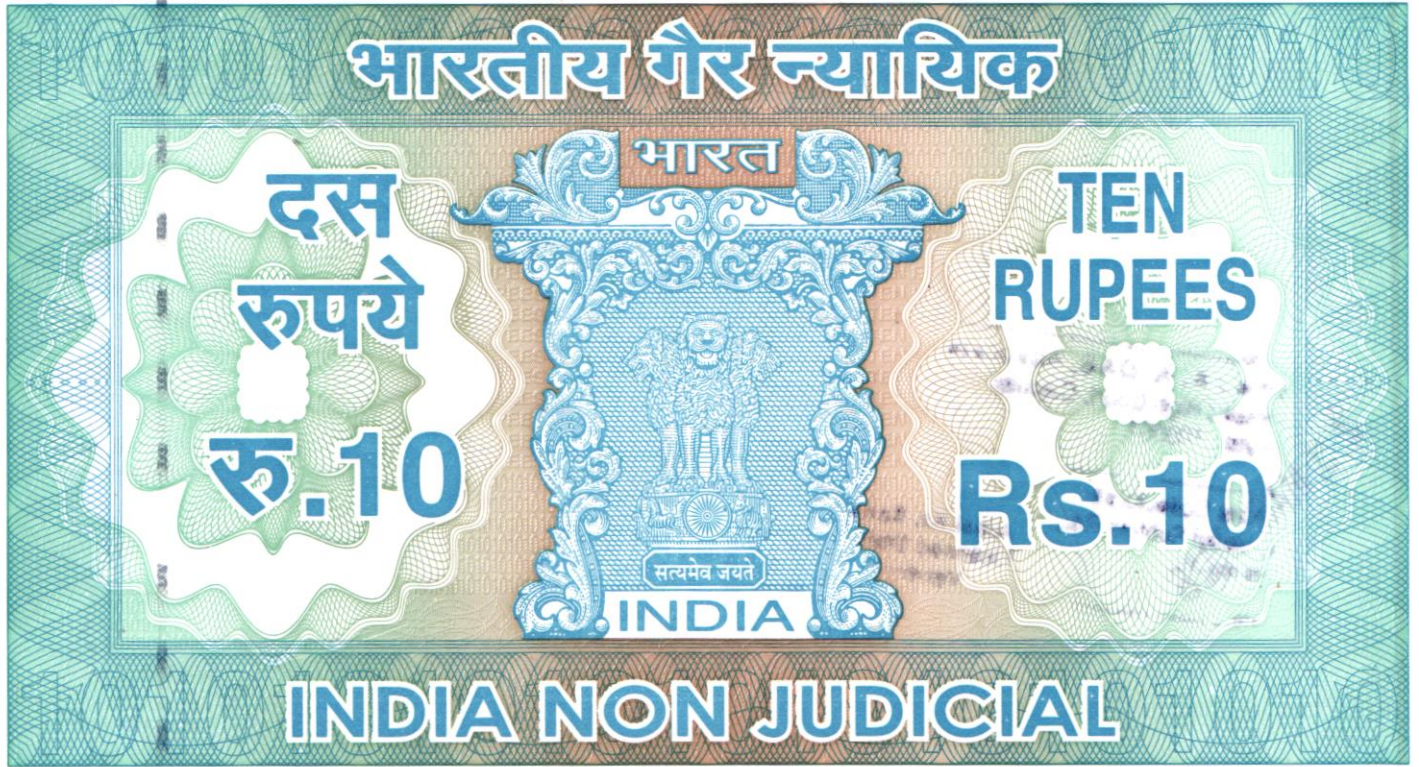




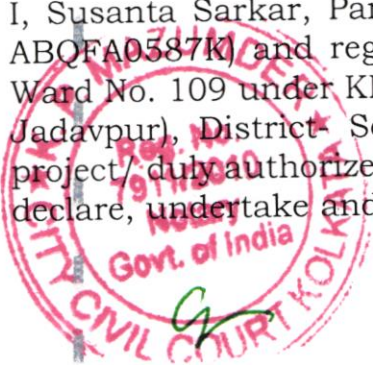
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FORM 'B'
[See rule 3(2)]DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum Declaration

Affidavit cum Declaration of Sri Susanta Sarkar, (PAN: ASWPS1348D) son of Late Basudev Sarkar, by Faith Hindu, by Nationality Indian, by Occupation-Business, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, P.S. Survey Park (formerly Purba Jadavpur), District- South 24 Parganas, Kolkata- 700075, Partner of the promoter (**ARYAN REALTY**) for the proposed project "**Aryan Alder**" situated at Premises No. 2712, Nayabad, Ward No. 109 under KMC, P.O. & P.S. Panchasayar, District- South 24 Parganas, Kolkata- 700099, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16/05/2026;

I, Susanta Sarkar, Partner of the (promoter) **ARYAN REALTY** having (PAN: ABQFA0587K) and registered office at 880 Survey Park, C/47, Santoshpur, Ward No. 109 under KMC, P.O. Santoshpur, P.S. Survey Park (formerly Purba Jadavpur), District- South 24 Parganas, Kolkata- 700075, of the proposed project, duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



16 MAY 2026

ARYAN REALTY

Partner

1. (a) **MR. ATANU CHATTERJEE** (PAN- AHOPD6541L), son of Mr. Dipankar Deogharia, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at Narayani Apartment, 4th Floor, 809, Madurdah, P.O. EKTP, P.S. Kasba (Anandapur), District- South 24 Parganas, Kolkata- 700107, (b) **MR. SUSANTA SARKAR** (PAN- ASWPS1348D), son of Late Basudev Sarkar, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, P.S. Survey Park (formerly Purba Jadavpur), District- South 24 Parganas, Pin Code- 700075, has a 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 the 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.

3. That the time period within which the project shall be completed by us/promoter is 16/03/2027.

4. That seventy percent of the amounts realised by us/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 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 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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.

16 MAY 2026

ARYAN REALTY

Susanta Sarkar
Partner

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



ARYAN REALTY

Susanta Sankar
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 Kolkata on this 16th day of May, 2026

ARYAN REALTY

Susanta Sankar
Partner

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India



IDENTIFIED BY ME

S. Das
Advocate

16 MAY 2026