



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AZ 471449

Before the Notary Public
West Bengal Taxation TribunalFORM B
[See rule 3(4)]**BEFORE THE NOTARY PUBLIC**
AFFIDAVIT CUM DECLARATION

I, **SRI SANJEEV KUMAR SINGH**, son of Late Shambhu Prasad Singh, PAN **AVHPS1029F**, AADHAAR NO. 8320 6378 0679, Mob : 8777625093, EPIC ID No. **RUF1753680**, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Vaishnoloke Apartment, Block- BC, 4th Floor, Samar Pally, Krishnapur, Post Office - Krishnapur Milanbazar, Police Station - Baguiati, Kolkata - 700102, being the sole proprietor of **M/S. SHREYA REALTY**, a Proprietorship Firm, having its office at Vaishnoloke Apartment, Block - AB, Ground floor, Samarpally, near 206 foot bridge, Krishnapur, P.O. Krishnapur Milanbazar, P.S. Baguiati, Kolkata - 700102, within the District of North 24 Parganas as a promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

SHREYA REALTY

Proprietor

08 MAY 2026

ATTESTED
Goutam Chakrabarty
 Notary, West Bengal
 Taxation Tribunal
 Reg. No. 098/2022

1. **SHREYA REALTY** 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.

OR

That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter is December 2027.

4. That seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

SHREYA REALTY

[Signature]
Proprietor



08 MAY 2026

9. That promoter has furnished such other documents as have been prescribed 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.

SHREYA REALTY

[Signature]
Proprietor

SIGNATURE OF DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at KOLKATA
on this day of 08th May, 2026

SHREYA REALTY

[Signature]
Proprietor

SIGNATURE OF DEPONENT

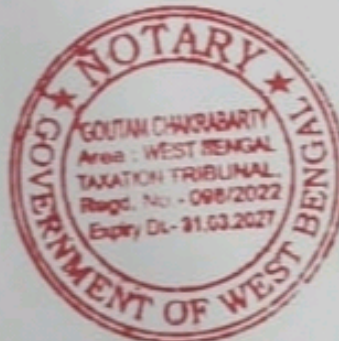
I declare that the PAN Card, AADHAR Number/CIN Number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any Information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Solemnly affirmed and declared
before me on identification

Identified by me

[Signature]
Bikash Karmakar

Advocate
High Court, Calcutta



[Signature]

ATTESTED

Goutam Chakrabarty
Notary, West Bengal
Taxation Tribunal
Reg. No. 098/2022

08 MAY 2026