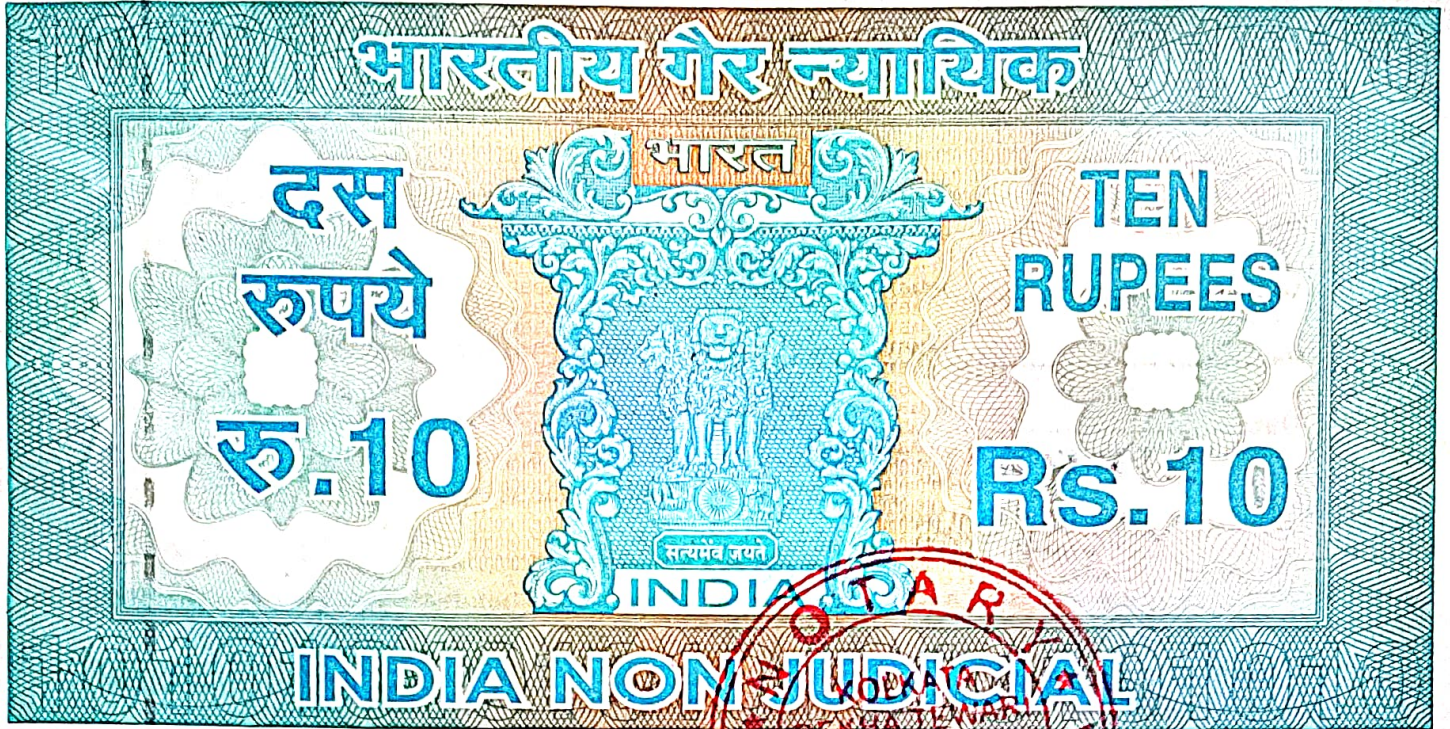




पश्चिम बंगाल WEST BENGAL FORM B [See Rule 3(4)] 29AC 177120

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

Affidavit cum Declaration

Affidavit cum Declaration of Sri Debasis Bhattacharjee, Proprietor of M/s. DEBKON, promoter of the proposed project named **2, RAM KRISHNA LANE** at Premises No - 2, Ram Krishna Lane In Ward No - 092, Mouza - Dhakuria, J.L No - 18, Dag No - 1113, Khatian No - 394, Touzi No - 230/233 Under K.M.C. Borough - X, PS. - Garfa, Kolkata - 700031, WB, India

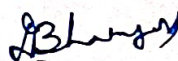
I, Debasis Bhattacharjee, Proprietor of M/s. DEBKON, promoter of the proposed project named **2, RAM KRISHNA LANE** at Premises No - 2, Ram Krishna Lane In Ward No - 092, Mouza - Dhakuria, J.L No - 18, Dag No - 1113, Khatian No - 394, Touzi No - 230/233 Under K.M.C. Borough - X, PS. - Garfa, Kolkata - 700031, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. DEBKON has a legal title/right to the land on which the development of the project is proposed via registered Joint Development Agreement with the Land Owner/s as enclosed herewith, being Deed No. 160301718 of 2026, registered at the Office of the DSR-III, South 24 Parganas
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **07-07-2029** as per Article-III, Point No. 3 of our JDA (Specific Penal/Compensation Clause Mentioned, Pg No. 17) AND also as per Section 4 (2)(I)(c) of the RERA Act, 2016

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M. S. Court
Kolkata - 700 001

11 JUL 2026

4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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.


Deponent

Verification

I Debasis Bhattacharjee Son of Amulya Ratan Bhattacharjee Resident of 41 G, R.N. Das Road, Garfa, Kolkata - 700031 do solemnly affirm that 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 11th day of July, 2026

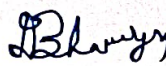
Signature Only
Identified by me
Narayan Ch. Saha
Advocate
C.M. Court, Kolkata-1
Enrollment No. WB/305/1989

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 009

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**


REKHA TEWARI
NOTARY

11 JUL 2026


Deponent