

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



13AC 824227

Affidavit cum Declaration

Affidavit cum Declaration of Sri Mintu Mistry, promoter of the proposed project vide his authorization dated 07/04/2026;

I, Sri Mintu Mistry, son of Sri Soumen Mistry, having PAN CKEPM7580F, AADHAR No. 9663 5103 3894, by caste Hindu, by Nationality Indian, by occupation Business, residing at 82, Joka Mondal Para, Hanspukur, P.O.- Joka, P.S.- Thakurpukur, Kolkata- 700104, District South 24 Parganas, being the promoter of the proposed project SMD SIGNATURE BLOCK 1 do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed
AND
a legally valid authentication of the 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 me/promoter is 31/12/2027.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

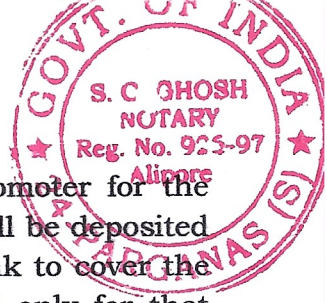
(Signature)

Director

Sri Mintu Mistry Director of SMD Joka
Metro City Developer Private Limited as
C.A. of Shri Saurav Khandelwal

09 APR 2026





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

S.M.D. JOKA METRO CITY DEVELOPER PRIVATE LIMITED

[Signature]

Sri Mintu Mistry Director of SMD Joka Metro City Developer Private Limited as C.A. of Shri Saurav Khandelwal

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this **09 APR 2026** day of **S.M.D. JOKA METRO CITY DEVELOPER PRIVATE LIMITED**

[Signature]

Sri Mintu Mistry Director of SMD Joka Metro City Developer Private Limited as C.A. of Shri Saurav Khandelwal

Deponent



Solemnly Affirmed & Declared Before me on Identification

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

Identified by me

[Signature]
Advocate

09 APR 2026