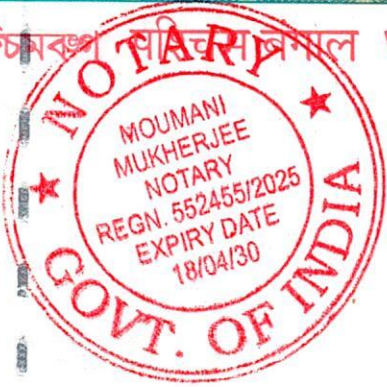


SL NO. 9/26 Dt. 28/4/2026



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

19AC 648450



FORM 'B'

[See rule 3(2)]

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

AFFIDAVIT CUM DECLARATION

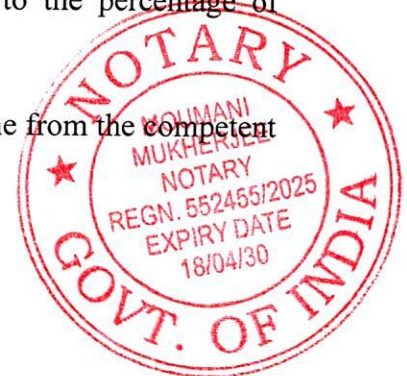
I, Susmita Modak, wife of Avijit Modak, by Faith Hindu by Occupation Business, By Nationality Indian, residing at 37, Garia Place, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700084, District- South 24 Parganas, in the State of West Bengal being the Partner and an authorized representative of **M/S MODAK COMPANY** a Partnership Firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business at Victoria Plaza 385, Garia Main Road, Post office- Garia,, Police Station- Sonarpur, Kolkata- 700084, West Bengal, duly authorized by the promoter of the said project do hereby solemnly declare undertake and state as under:

28 APR 2026



1. That **DR. BIDYUT DATTA RAY**, son of Late Nripendra Chandra Datta Ray, having his Income Tax Permanent Account No. (**ADEPD 0048E**) and Aadhaar Card No. (**9064 2276 0344**), By Faith-Hindu, By Occupation-Medical Practitioner, By Nationality-Indian, residing at P-523, Raja Basanta Ray Road, Post Office-Sarat Bose Road, Police Station- Rabindra Sarobar, Kolkata-700029, District-South 24 Parganas, in the state of West Bengal, **2. SHRI GAUTAM MAJUMDER** son of Late Arun Majumdar, being OCI No. (**AC318503**) and Income Tax Permanent Account No. (**DOVPM 2772H**), and Aadhaar Card No. (**5637 8405 1032**), By Faith-Hindu, By Nationality-Canadian, by occupation-Service, residing at 38, Tulip Drive, Brampton ON L6Y 3W2, Canada, presently residing at Block E-1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office: Narendrapur, Police Station - Sonarpur, Kolkata:-700103, District- South 24 Parganas, in the State of West Bengal are the legal titles holder and owners of the property 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 developer 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 29th December 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 Within 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 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 statement of accounts duly certified and signed by such chartered accountant and 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.

28 APR 2026



9. That, We/promoter have 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. **M/S. MODAK COMPANY**

Deponent **Partner**

Verification

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom the above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

Verified by me at **NOTARY MUKHERJEE** on this
Day of April, 2026 **REGN. 552455/2025 EXPIRY DATE 18/04/30**

M/S. MODAK COMPANY
Suprita Modak
Partner

Deponent

Identified By Me

Rajib Chakrabarti

Advocate

F/2190/2005/2019

Solemnly Affirmed & Declared
Before me on Identification
by the Ld. Advocate

Moumani Mukherjee
MOUMANI MUKHERJEE
NOTARY
GOVT. OF INDIA

M
Moumani Mukherjee
NOTARY
GOVT. OF INDIA
High Court Calcutta
Reg. No.-552455/2025
Expiry-18/04/30



28 APR 2026