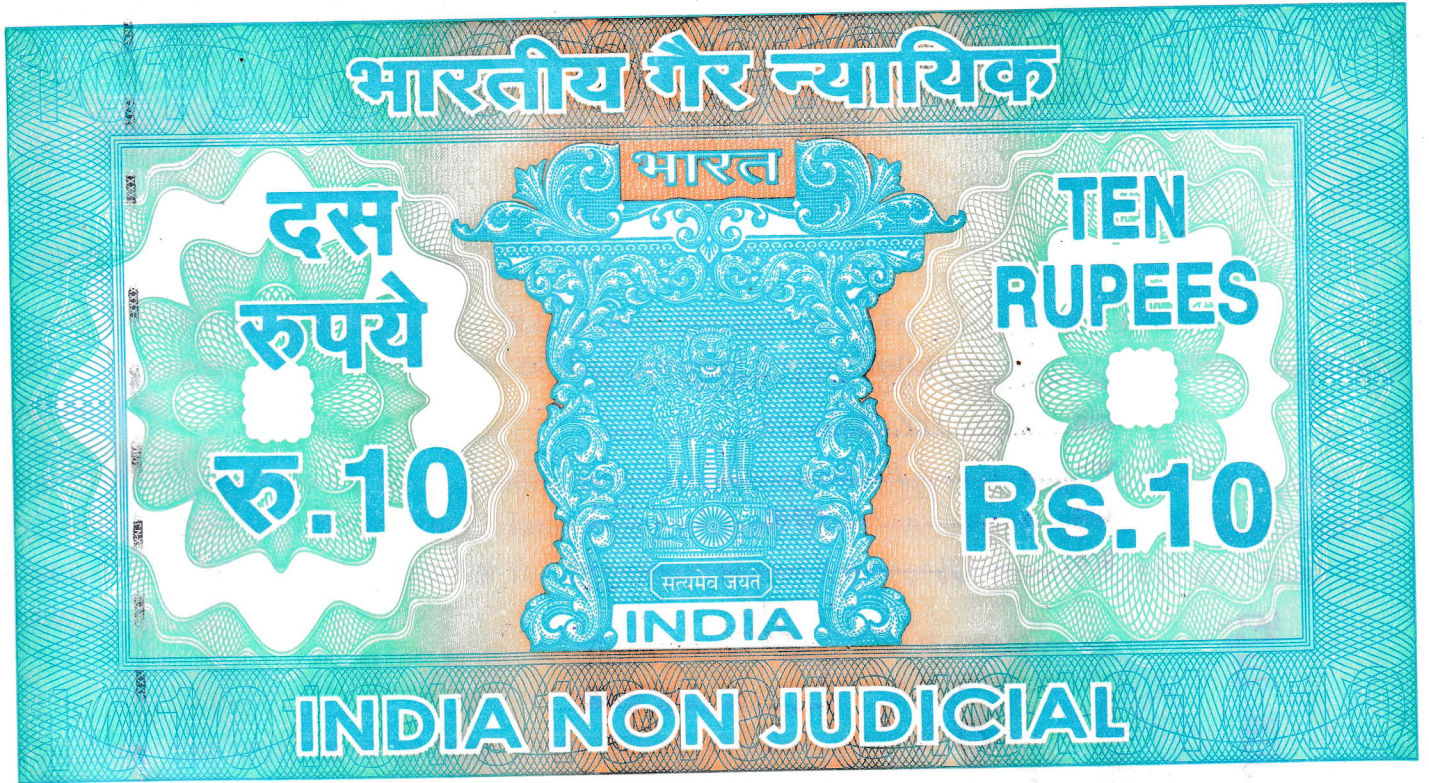


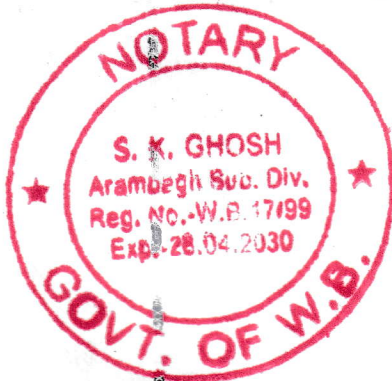
SL.No. A/ 1828 Date- 03 JUN 2025



अरामबाग, पश्चिम बंगाल WEST BENGAL

Before Notary Public
Arambagh, Hooghly

89AB 611886



Affidavit cum Declaration

Affidavit cum Declaration of SHIV SADHAN GUPTA,

Developer of the proposed project / duly authorized by the promoter of the
proposed project, vide its/his/their authorization date 24/12/2024;

[Signature]
S. K. GHOSH (Notary)
Arambagh Sub-Divn.

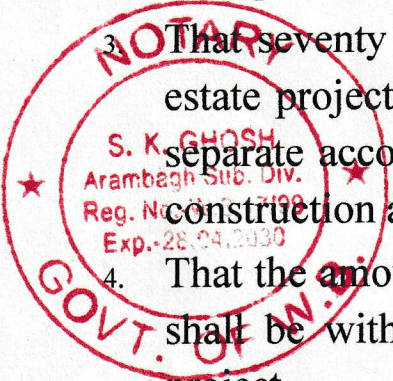
I SHIV SADHAN GUPTA,

Address: arambagh, word no: 05, Hooghly, pin no-712601

Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

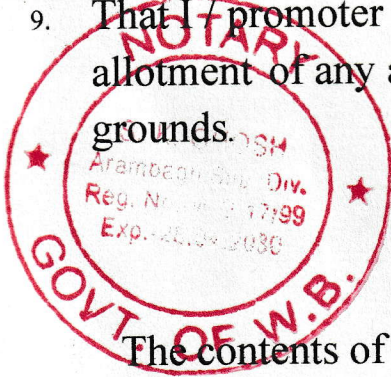
That I has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31/12/2028
3. That seventy per cent of the amounts realized 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.



10.0

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



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 03/06/2025

DEPONENT
Identified by me,

A handwritten signature in black ink, belonging to the Advocate Sk Jigar Mahammad.

Advocate.

Sk Jigar Mahammad
Advocate
Arambagh Court

Solemnly affirmed
before me on.....03/06/25
And identified by

SK S. Mahammad Advocate

A handwritten signature in green ink, belonging to the Notary S.K. Ghosh, dated 03.06.25.

S. K. GHOSH (Notary)
Arambagh Sub-Divn.
Govt. of W.B. Regd. No.-17/99