

SL No. 17345 Dated 14/10/25



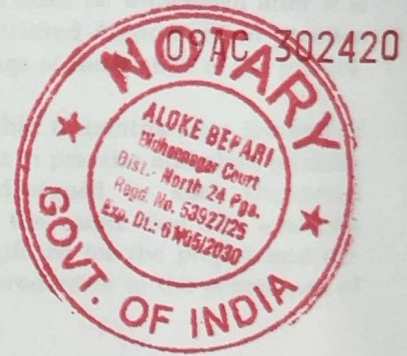
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST.- NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



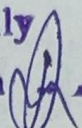
Affidavit cum Declaration of 'URBAN REALITY [PAN. AAHFU4008M]', Developer/Promoter of the proposed project named 'SAPNOPURON RESIDENCY' represented by one of its Partners ANUPAM CHATTERJEE [PAN. ACPPC8435Q].

I, ANUPAM CHATTERJEE [PAN. ACPPC8435Q], son of Late Dilip Kumar Chatterjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at "A/F-9, Jyangra, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, Partner of 'URBAN REALITY', Developer/Promoter of the proposed project named 'SAPNOPURON RESIDENCY' do hereby solemnly declare, undertake and state as under:

14 OCT 2025

30084  
Sl. No. .... Sold to .....

**ANAMIKA SWARNAKAR**  
ADVOCATE  
JUDGES' COURT, BARASAT  
Registration No: F/1314/918/2011.

**A. K. Maity**  
Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001  
Rs. 10/- (Rupees Ten) only  
Issue Date: ... .. Sign 

18 AUG 2025

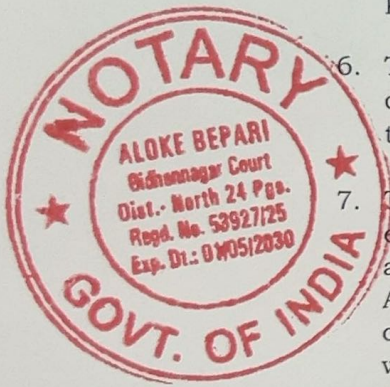


DECLARATION CUM AFFIDAVIT

Notarially attested by me, the undersigned, a Notary Public, in and to the effect that the above mentioned document is a true and correct copy of the original document submitted to me for attestation. I, the undersigned, do hereby solemnly declare that the above mentioned document is a true and correct copy of the original document submitted to me for attestation.

14 OCT 2025

1. That the owner of this land is **M/S URMILA PROPERTIES PVT. LTD.** We '**URBAN REALITY [PAN. AAHFU4008M]**', as a **Developer/Promoter** with an authenticated copy of the agreement between the 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 period within which the project shall be completed by us /promoter is 21.04.2028.
4. 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 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 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.



**URBAN REALITY**  
*[Signature]*  
Deponent  
Verification **Partner**

Signature / L.T.I Attested on Identification & Signed before me

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 .....day of ....., 2025

*[Signature]*  
**ATTESTED**  
**ALOKE BEPARI**  
★ NOTARY ★  
GOVT. OF INDIA  
Regd. No. 53927/25  
Bidhannagar Court  
Dist.- North 24 Pgs.

**14 OCT 2025**

*[Signature]*  
**ANAMIKA SWARNAKAR**  
ADVOCATE  
JUDGES' COURT, BARASAT