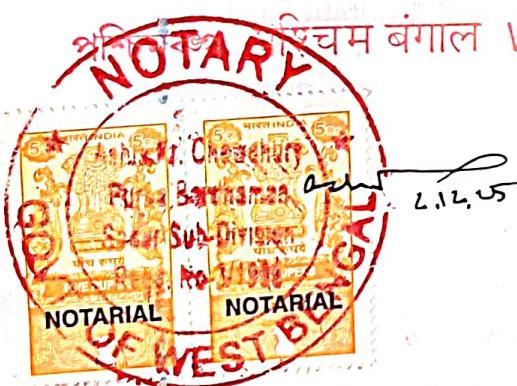
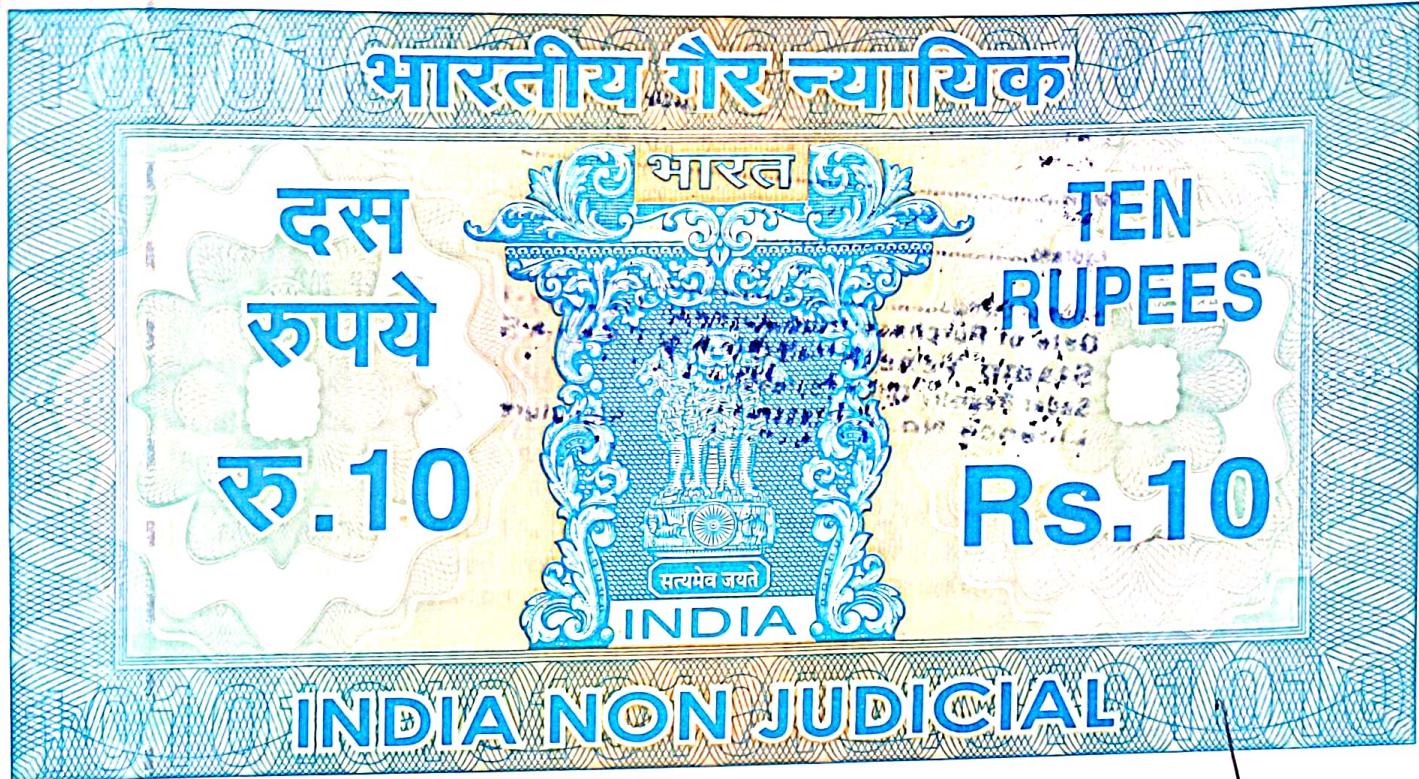


Serial No..... 391

02 DEC 2025



Affidavit cum Declaration of BISWAJIT MUKHERJEE, S/O of Sri Arun Mukherjee, (PAN - BEXPM0813H) by faith Hindu, by Occupation - Business, resident of Rajganj Kalabagan, P.O.- Natunganj, P.S. - Burdwan, District - Purba Burdwan, Pin - 713102 (W.B.) India.

Promoter of the proposed project / duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 02/12/2024

I BISWAJIT MUKHERJEE, Designation-Partner of S B CONSTRUCTION (PAN- AFMFS2772L) a partnership firm, having its Authorised Promoter of the proposed project "BALAJI HOMES", do hereby solemnly declare, undertake and state as under:

S B CONSTRUCTION

Ashtikr. Chowdhury
Notary Govt. of W. Bengal
Regd. No. 81/18/08
Chandrapur Road, Barrackpore
Purba Barribagan

Ashtikr. Mukherjee
Partner

02 DEC 2025

10AC 742036

Advocate
Signed in my presence
& Identified by me

2883 286 5 0

25 SEP 2025

SI. No..... 1180 Date..... 25/11/25
Name..... J. B. Construction
Address..... Burdwan
Value of Stamp..... 1/-
Date of Purchase from Burdwan Treasury-1
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No.-6/2010-11 Signature 

25 SEP 2025



25 SEP 2025
Sadar Registry Office
(Burdwan)

Received from bill

25 SEP 2025
Received from bill
Sadar Registry Office (Burdwan)

25 SEP 2025
Received from bill
Sadar Registry Office (Burdwan)

25 SEP 2025
Received from bill
Sadar Registry Office (Burdwan)

2883 286 5 0

Received

25 SEP 2025
Received from bill
Sadar Registry Office (Burdwan)

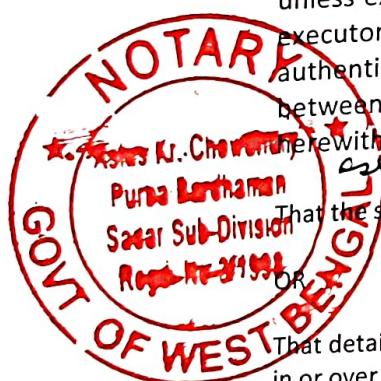
2883 286 5 0

1. That the Promoter have / has a legal title to the land on which the development of the proposed Project "BALAJI HOMES" is to be carried out.

AND

- (i) **MR. GAUTAM DASGUPTA**, (PAN – ACQPD7961H) S/o-Late Jimut Dasgupta, by faith Hindu, by Occupation: Retired from Service, an Indian National and residing at Megh Mollar, Bongpur, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713103.
- (ii) **MR. PARTHA DASGUPTA**, (PAN – ACXPD4313L) S/o- Late Jimut Dasgupta, by faith Hindu, by Occupation: Retired from Service, an Indian National and residing at Megh Mollar, Bongpur, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713103.
- (iii) **MR. JAY PRAMANIK**, (PAN – AYNPP2946D) S/o Late Sujay Lal Pramanik, by faith Hindu, by Occupation: Service, an Indian National and residing at 51/46 A Harakali Colony, Motijheel, P.O- Dum Dum, P.S-Dum Dum Dist. North 24 Parganas Pin-700074.
- (iv) **MRS. SUMITA BHATTACHARYYA**, (PAN – BVDPB3842C) W/o Sri Mihir Bhattacharya, D/o Late Jimut Dasgupta, by faith Hindu, by Occupation: Housewife, an Indian National and residing at Bibekananda College Road, P.O- Sripally, P.S-Burdwan Sadar Dist. Purba Bardhaman Pin-713103

hereinafter referred and called as "LAND OWNER/OWNERS" (which expression shall unless excluded by or repugnant to the contest be deemed to mean and include his heir, executor, administrator, legal representative and assign) of the One Part 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



That the said land is free from all encumbrances.

That details of encumbrances NA including details of any rights, title, interest or name of any party in or over such land, along with details.

2. That the time period within which the project shall be completed by me/promoter is **09-06-2028**.

3. 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.

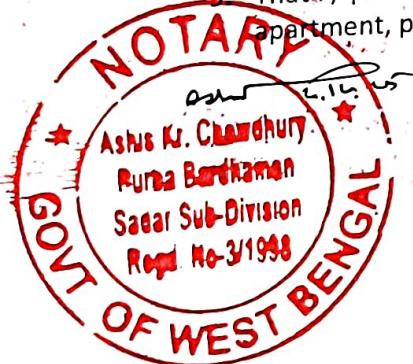
S B CONSTRUCTION



Subroto Majumdar
Partner

02 DEC 2025

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.
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.



S B CONSTRUCTION

Arinjoy Mukherjee
Partner



Verification

*Signed in my presence
& Identified by me*
Deponent
Advocate

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 Burdwan on this 02 DEC 2025 day of 2025

S B CONSTRUCTION

Arinjoy Mukherjee
Partner

Deponent

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

Arinjoy Mukherjee
Ashis Kr. Chowdhury, Notary, Govt. of West Bengal
Purba Bardhaman
Reg. No. 03/1998

Md. Samulullah
Signed in my presence
& Identified by me
Advocate

02/12/2025

02 DEC 2025

Sk. Md. Samulullah
B.A. LL.B Advocate
En. No. WB/794/2010