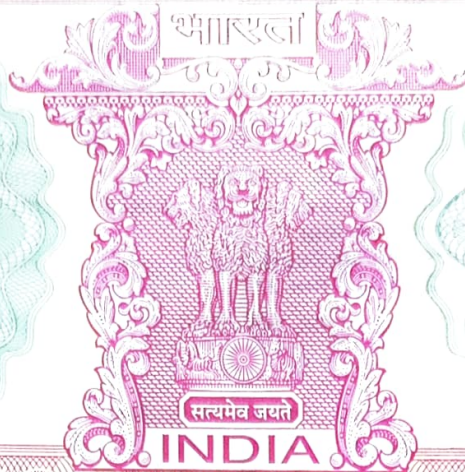


ML. No. 53

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 232897



FORM B

See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Paramita Samadder promoter of the proposed project;

I, Paramita Samaddar wife of Biswarup Samaddar, residing at 164/A, Bidhan Pally, P.O: Garia, P.S: Bansdrani, Kolkata: 700084 being the Proprietor of "M/S. TITLY CONSTRUCTION," having its registered office at 164/A, Bidhan Pally, P.O: Garia, P.S: Bansdrani, Kolkata: 700084, do hereby declare that "M/S. TITLY CONSTRUCTION," is the promoter of the project, i.e., "NIRANJAN APARTMENT" constructed at Premises No: 209, Bidhan Pally, comprised in C.S. Dag No: 1170 under E.P. No: 169, S.P. No: 346, Mouza: Kamdahari, J.L. No: 49, P.O: Garia, P.S: Regent Park, Kolkata: 700084, within the limits of Ward No: 111 of Kolkata Municipal Corporation does hereby solemnly declare, undertake and state as under:



29 DEC 2025

Paramita Samaddar



1. That Rupa Chakraborty and Chandrima Ghosh has the legal title to the land 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 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 the promoter is 31st December, 2028.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

✓ Paramita Samaddar

Deponent



29 DEC 2025

Verification

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



Verified by me at Kolkata on this 29th day of December, 2025.

Paramita Samaddar
Deponent

Identified by me

[Signature]
Advocate



*Solemnly Affirmed & Declared
before me on Identification*

[Signature]
DILIP KUMAR GAYEN, NOTARY
Alipore Criminal Court, Kol-27
Regd. No. 2003/2001, Govt. of India

Probir Kumar Pal
Advocate
Alipore Police Court, Kol-27
WB - F-4/2000

29 DEC 2025