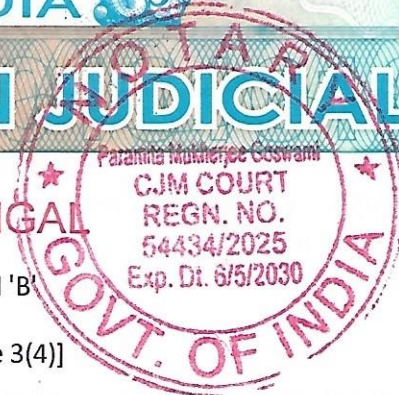




प्रश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(4)]



24AC 871606

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 Sri Dipanjan Sur, Partner of M/s. ALCAZAR GROUP promoter of the proposed project named **ALCAZAR NEST** at Holding No. 108/2, Satkari Banerjee Road Under Ward No. 22 Of Rajpur Sonarpur Municipality, RS Dag & LR Dag No. 386, RS Khatian No - 283 & 716, LR Khatian No. 2779, 2780, 2782, 2818, JL No. 79, Mouza - Mahinagar, PS - Sonarpur, Dist -24 Pgs(S), Pin - 700145

I, Dipanjan Sur, Partner of M/s. ALCAZAR GROUP promoter of the proposed project named **ALCAZAR NEST** at Holding No. 108/2, Satkari Banerjee Road Under Ward No. 22 Of Rajpur Sonarpur Municipality, RS Dag & LR Dag No. 386, RS Khatian No - 283 & 716, LR Khatian No. 2779, 2780, 2782, 2818, JL No. 79, Mouza - Mahinagar, PS - Sonarpur, Dist -24 Pgs(S), Pin - 700145, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. ALCAZAR GROUP has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely Sitarani Roy, Sandip Roy, Debasish Roy and Sudipa Roy, being Deed No. 160317601 of 2023,
2. That the said land is free from all encumbrances.

Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
REGN. NO. 54434 /25
CJM COURT, KOLKATA

22 MAY 2026



3. That the time period within which the project shall be completed by me/promoter is 24-11-2028 as per Pg-11, Point No. 5 (Developers Obligation) of our JDA
4. 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
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 any grounds.

Dipanjana Sur
Deponent

Verification

I Dipanjana Sur Son of Tanmoy Sur Resident of Sur Villa, 232, N.S.C. Bose Road, Kolkata – 700040, do solemnly affirm that 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 22nd day of May, 2026

Identified by me
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1991

22 MAY 2026

Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
REGN. NO. 54434 / 25
CJM COURT, KOLKATA

Dipanjana Sur
Deponent
Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

Paramita Mukherjee Goswami
NOTARY GOVT. OF INDIA
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