

Regd. No. 18/37/17/4/15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

33AA 913675

Before the Notary of
Alipore Judges' Court
Calcutta-27



FORM B

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

Affidavit – cum – Declaration of Sthapati Enterprises Private Limited, Promoter of the project named "SANJHBATI" at 34D, Charu Chandra Avenue, P.O. Tollygunge, P.S. Charu Market, Kolkata – 700033, represented by its Managing Director-in-office, Mr. Soumya Kanti Dasgupta, do hereby solemnly declare, undertake and state as under:

1. That we have legal title to the land on which the development of the project is proposed in the capacity of Director of our Company, being the Promoter entered in a Joint Development Agreement.

AND



MALAY SENGUPTA
Notary
Regn. No. 446/19
CMM S Court / Alipore
18 No. Alipore Judge's Court
Kolkata-700 027

19 AUG 2024

01 JUL 2024

171

No..... Rs.20/- Date.....

Name : T. M. Biswas
Advocate H. C. Cal.

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kot-27

A legally valid authentication of title of such land along with an authenticated copy of the Agreement between the owner and us for development of the real estate project is enclosed herewith.

2. That the said land mentioned above is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 30th June 2025.
4. That seventy percent of the amounts realized by our Company/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 / development 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 we shall take all the pending approvals on time from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

Sthapati Enterprises Private Limited


Managing Director

DEPONENT

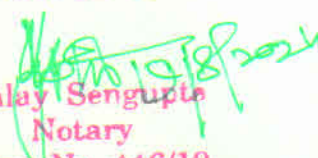
Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of August 2024



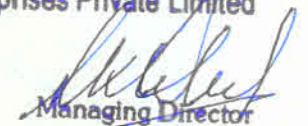
**Solemnly Affirmed &
Declared before me on
Identification of advocate**


**Malay Sengupta
Notary
Regn. No.-446/19**

MALAY SENGUPTA
Notary
Regn. No.-446/19
CMM.S Court / Alipore
18 No. Alipore Judge's Court
Kolkata-700 027

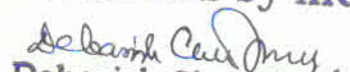
19 AUG 2024

Sthapati Enterprises Private Limited


Managing Director

DEPONENT

Identified by me


Debasish Choudhury
Advocate
Alipore Judges' Court, Kol-700027
WB/929/1983