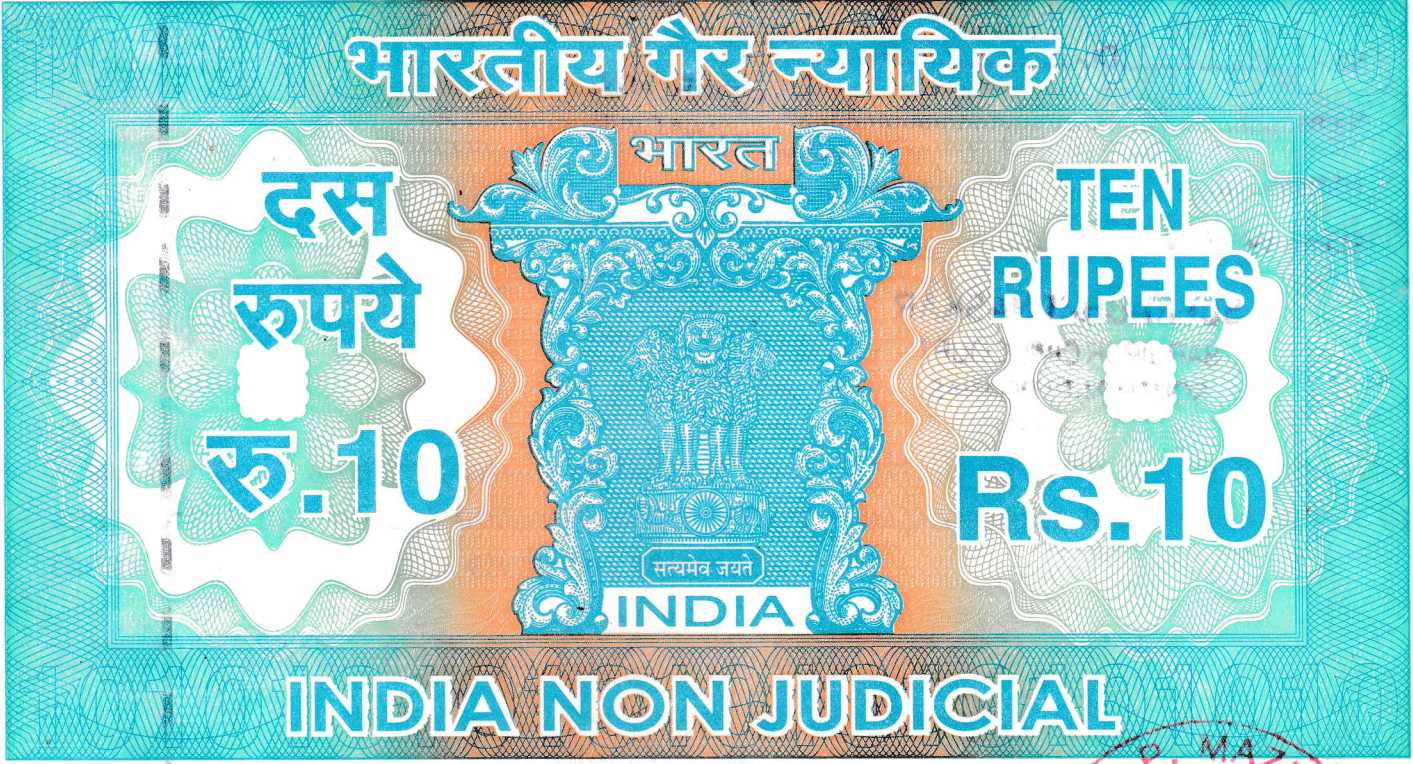


L. NO.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'

[See rule 3(2)]

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 Mr. Debasis Sanyal, (PAN: BKJPS9962B), son of Late Rabindra Nath Sanyal, age about 55 years, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 43/N, Jhowtala Road, Kalimandir, Rajarhat Gopalpur (M), P.O.- Hatiara, P.S.- Baguiati, North 24 Parganas, Kolkata - 700157, Director of the promoter (**Devsant Commercial Private Limited**) of the proposed project "**Orchid Residency**" situated at Premises No. 3821 Nayabad, Ward No.-109, P.O. & P.S. - Purba Jadavpur Now Panchasayar, Dist. - South 24 parganas, Kolkata - 700099, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/09/2023;

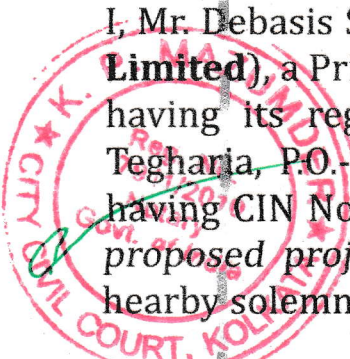
I, Mr. Debasis Sanyal, Director of the promoter (**Devsant Commercial Private Limited**), a Private Limited Company incorporated under companies Act, 2013 having its registered office at 43/N, Jhowtala Road, behind Kali Mandir, Tegharia, P.O.- Hatiara, P.S.- Baguiati, North 24 Parganas, Kolkata - 700157, having CIN No.: U51909WB2012PTC174987 & PAN No.: AAECD1522D, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

Devsant Commercial Pvt. Ltd.

Debasis Sanyal

22 SEP 2023

Director
DIRECTOR



1. Sri Pradip Biswas (PAN - ARWPB2129A), son of Late Jagodish Chandra Biswas, by Faith - Hindu, by Nationality- Indian, by Occupation - Business, residing at 161/A, Vivekananda Park, Mukundapur, P.O. - Santoshpur, P.S. - Purba Jadavpur, Kolkata - 700099, Dist. - South 24 Parganas, West Bengal, have/has a legal title to the land on which the development of the 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 us/promoter is 30/11/2025.

4. That seventy percent of the amounts realised by us/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, we / 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.

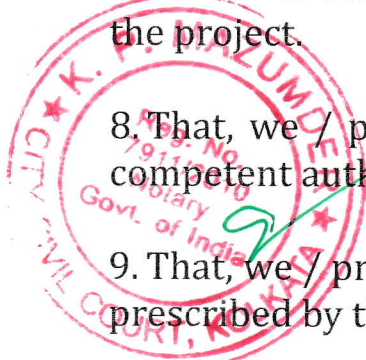
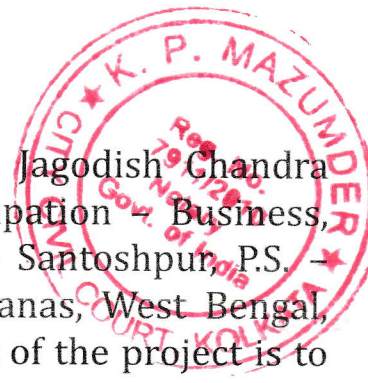
8. That, we / promoter shall take all the pending approvals on time from the competent authorities

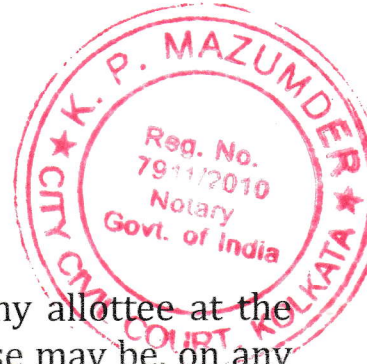
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

22 SEP 2023

Devsani Commercial Pvt. Ltd.

Abasis Janyal
Director





10. That, we / 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.

Devsant Commercial Pvt. Ltd.

Debasis Samyal
Director

Deponent

Verification

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 September, 2023.

Devsant Commercial Pvt. Ltd.

Debasis Samyal
Director

Deponent

Signature Attested
on Identification
K. P. Mazumder
K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No.-7911/2010 Govt. of India



IDENTIFIED BY
S. Das
ADVOCATE

22 SEP 2023