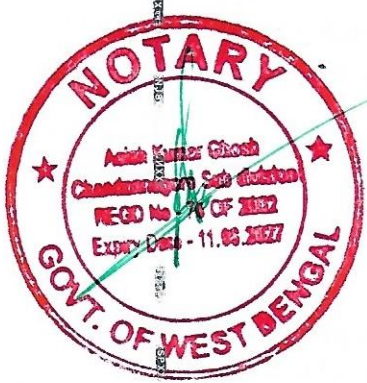




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL BEFORE THE NOTARY PUBLIC  
AT CHANDANNAGAR 94AB 372495

Ref. 43  
Date 23.02.2026



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Payamanthi Mondal duly authorized by the promoter of the proposed project Madhuvanti vide its authorization dated 23/02/2026.

I, Payamanthi Mondal S/o Jayanta Kumar Mondal aged 35 years R/o Gopal Babu Road Charmandirtala, Chandannagar Hooghly Pin 712137 duly authorized by the promoter of the proposed project Madhuvanti, do hereby solemnly declare, undertake and state as under:

1. That LANDOWNER Mr. Gautam Saha 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 the 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.

ASISH KUMAR GHOSH  
NOTARY  
REGD. NO.76 OF 2002  
CHANDERNAGORE  
HOOGHLY

23 FEB 2026  
23 FEB 2026

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 28/10/2027.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

**PHOENIX**  
*Payamanti Mondal*  
 Partners  
 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 CGR on this 23rd day of Feb 2026

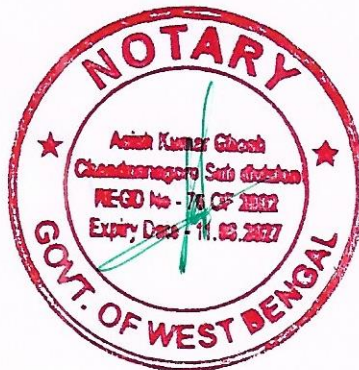
**PHOENIX**

*Payamanti Mondal*  
 Partners  
 Deponent

**ASISH KUMAR GHOSH**  
 NOTARY  
 REGD. NO.76 OF 2002  
 CHANDERNAGORE  
 HOOGHLY

*Solemnly Affirmed &  
 Declared Before Me*

**A. K. Ghosh**  
 NOTARY  
 Chandernagore



**23 FEB 2026**

**23 FEB 2026**