



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'

[See Rule 3(4)]



279AC 269686

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ankit Murarka**, duly authorized by the promoter of the proposed project "**Arrjavv Hazelburg - Phase 5**", vide his authorization dated 02/12/2022.

I, **Mr. Ankit Murarka**, duly authorized by the promoter of the proposed project "**Arrjavv Hazelburg - Phase 5**", do hereby solemnly declare, undertake and state as under:

1. That, (1) Rockland Plaza Pvt.Ltd, (2) Futuresoft Highrise Pvt.Ltd, (3) Jalnayan Realestate Pvt.Ltd, (4) Jatadhari Complex Pvt.Ltd, (5) Jatashiv Infracon Pvt.Ltd, (6) Kalashdhan Developers Pvt.Ltd, (7) Kalashidhi Promoter Pvt.Ltd, (8) Nischint Residency Pvt.Ltd, (9) Jagashakti Residency Pvt.Ltd, (10) Jagamata Developers Pvt.Ltd, (11) Silverlite Developers Pvt.Ltd, (12) Softlink Niketan Pvt.Ltd, (13) Softlink Promoter Pvt.Ltd, (14) Futuresoft Residency Pvt.Ltd, (15) Topex Promoters Pvt.Ltd, have a 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 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.

22 MAY 2026

SHASHI BHUSHAN MAJHI
NOTARY GOVT. OF INDIA
REGN. NO. 54381/25
City Sessions & Chief Judicial
Magistrate Court
243 Bank Shell Street, Kolkata

17707

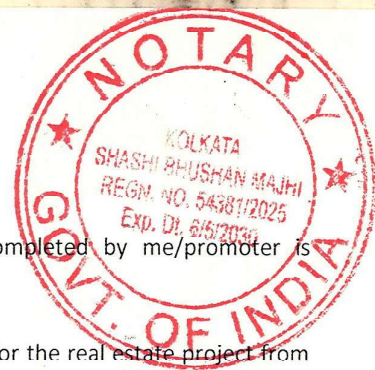
15 MAY 2026

B.K. JAIN & CO.
Advocate
6A Kiren Sarker Roy Road
Kolkata 700001

TO
FROM
SUBJECT
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L. NO. 351RS2016

15 MAY 2026

15 MAY 2026



3. That the time period within which the project shall be completed by me/promoter is 31/03/2030.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

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 May, 2026.



Identified by me

TINA DAS
Advocate
Regn No. - F-1322/21

SHASHI BHUSHAN MAJHI
NOTARY GOVT. OF INDIA
REGN. NO. 54381/25
City Sessions & Chief Judicial
Magistrate Court
283 Bank Shall Street, Kolkata

Joka Vatika Projects

[Signature]

Partner/Authorised Signatory

Deponent

Solemnly Affirm & Declare Before
me on Identification of Ld. Advocate

[Signature]
NOTARY

22 MAY 2026