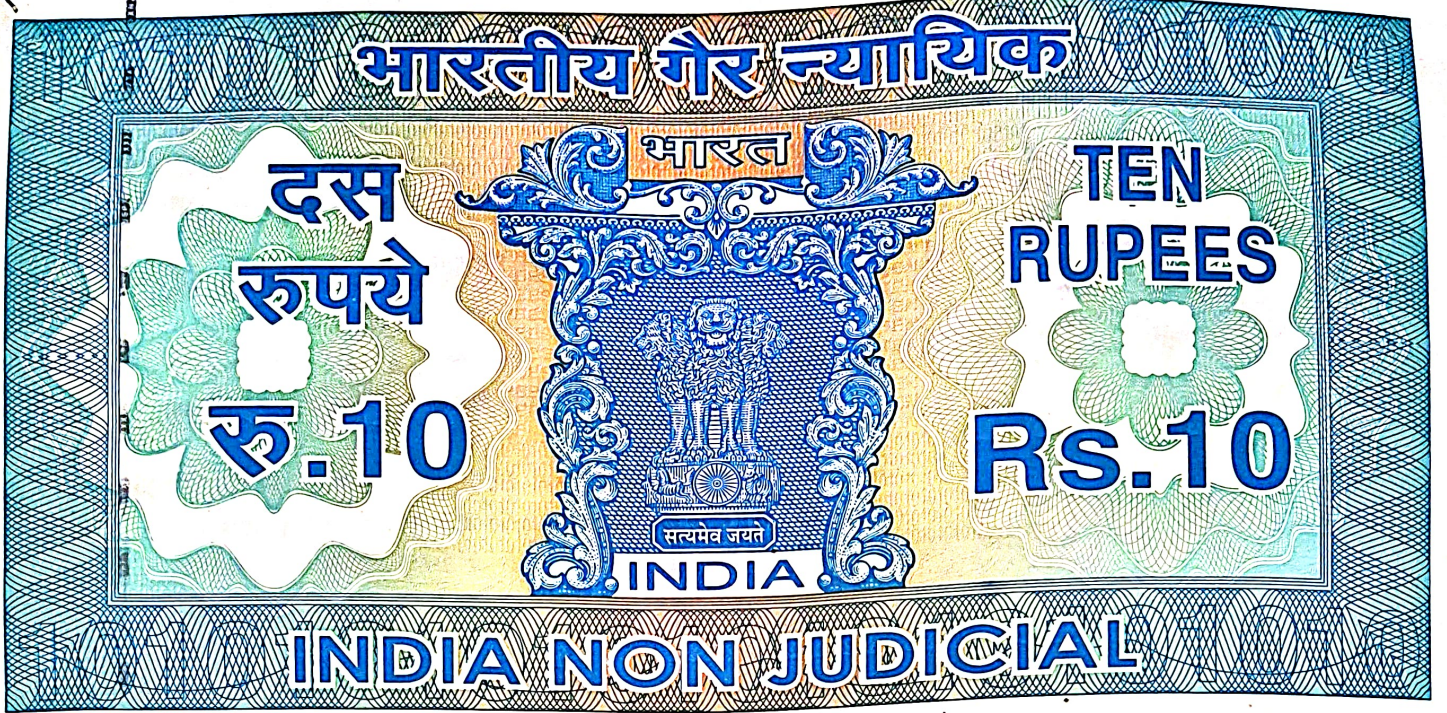


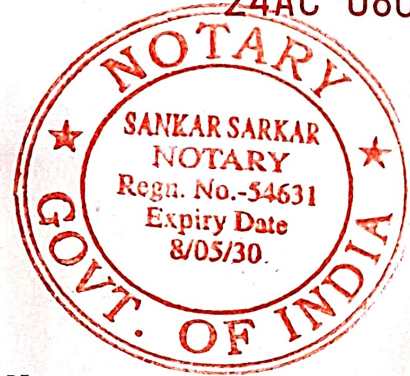
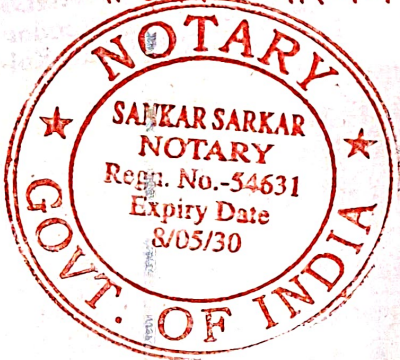
SL NO. 23 Di. 19 FEB 2026

52900



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 080663



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

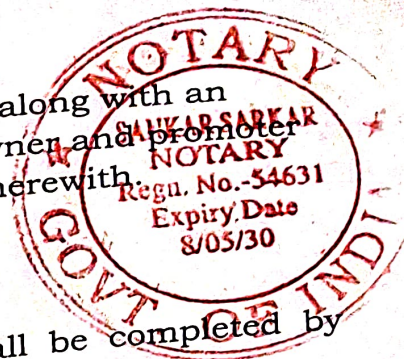
Affidavits cum Declaration of Ranga Adhikary duly authorized by the promoter of the proposed project Santipur Saree Haat vide its authorization dated 19/02/2026.

I, Ranga Adhikary S/o son of Late Naba Kumar Adhikary aged 50 age residing at 62B.L. Shah Road, P.O. New Alipore, P.S. – Behala, Kolkata – 700053, District – South Parganas, duly authorized by the promoter of the proposed project Santipur Saree Haat do hereby solemnly declare, undertake and state as under:

1. That Future Nirman Udyog has a legal title to the land on which the development of the project is to be carried out
And

19 FEB 2026

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.



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 31st Dec 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

✓ Range Adhikary

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 19th day of February 2026.

Identified & Declared Before
me on Identification of Ld. Advocate

19 FEB 2026
SANKAR SARKAR
NOTARY, GOVT. OF INDIA
REGN NO. 54631
HIGH COURT, CALCUTTA
CHAMBER 4(479) M. B. ROAD, KOL-5
MAHAJATI HEIGHTS APT
NO. 23242535X

✓ Range Adhikary

Deponent

IDENTIFIED BY ME
Range Adhikary
Advocate