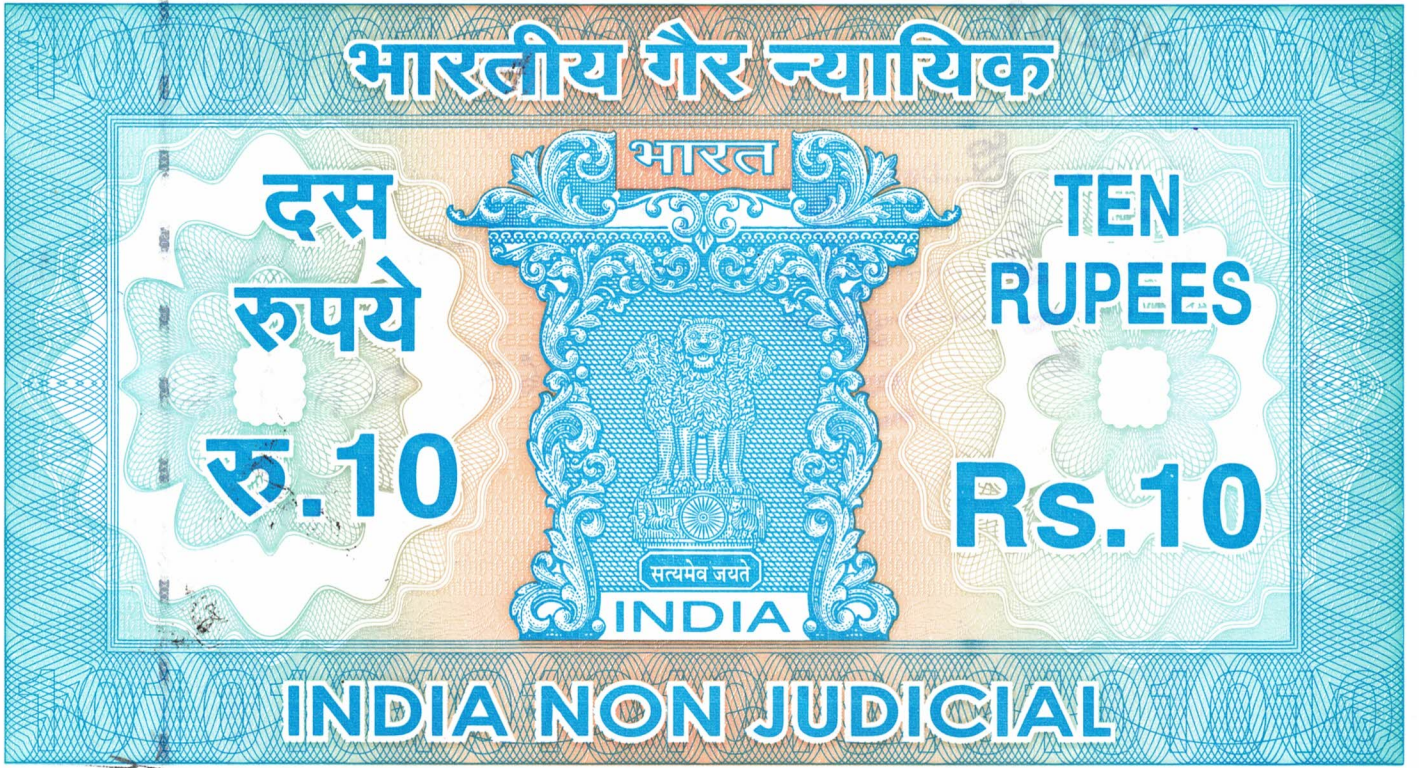


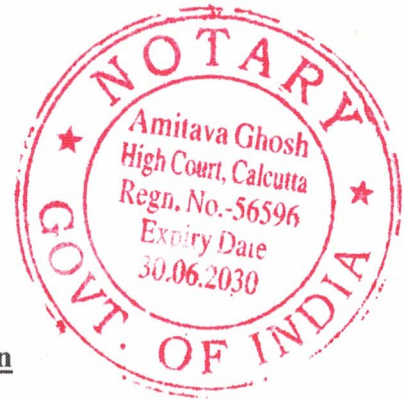


पश्चिम बंगाल WEST BENGAL

24AC 857958



Form 'B'



Affidavit cum Declaration

Affidavit cum Declaration of **Mr Arpit Giria** promoter of the proposed project 'The Eminence', duly authorized by **A T K MANOR DEVELOPERS LLP** (promoter of the proposed project) vide its resolution dated 12th April 2026.

I, **Mr. Arpit Giria**, being one of the authorized signatory of **A T K MANOR DEVELOPERS LLP**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

AP
AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REC. NO. 56596
HIGH COURT, CALCUTTA


20 MAY 2026

012209

Sl. No.....Date.....
Name.....
Add.....
AMT.....10.....

18 MAY 2026

18 MAY 2026

ATK Manoj Developments LLP.

63, RA-K-A

KOL-16

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



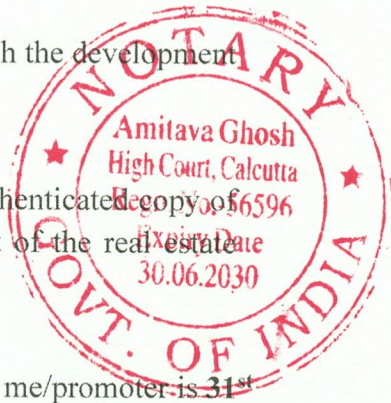
AMITAVA CHANDRA
DIRECTOR GOVT OF INDIA
REVENUE DEPT
WEST BENGAL

18 MAY 2026

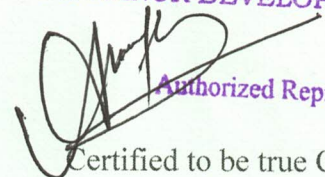
1. That **Chaya Dass & Sheila De** have a legal title to the land on which the development of the proposed project is to be carried out
AND

a legally valid authentication of title of such land along with an authenticated copy of 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 encumbrance.
3. That the time period within which the project shall be completed by me/promoter is **31st December 2030**.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



A T K MANOR DEVELOPERS LLP


Authorized Representative
Certified to be true Copy

Deponent

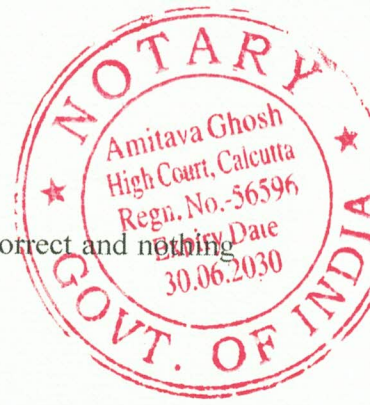

AMITAVA GHOSH
NOTARY GOVT. OF INDIA
REGN. NO. 86596
HIGH COURT CALCUTTA

20 MAY 2026

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 **20th** day of **May, 2026**.



A T K MANOR DEVELOPERS LLP

Authorized Representative

Certified to be true Copy
Deponent

Identified by me

Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1991

AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN. NO. 88896
HIGH COURT, CALCUTTA

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN NO. 56596
HIGH COURT, CALCUTTA

20 MAY 2026