

8/130/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL

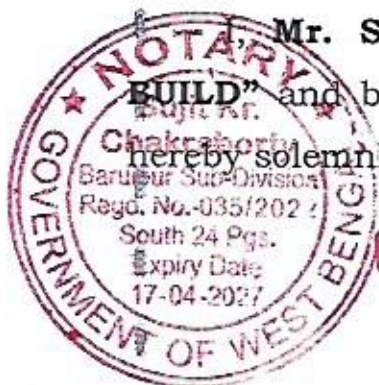
FORM - B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. SOUMENDU NAHA** (PAN - **ACYPN3362J**) (AADHAAR No. - **341 7390 9567**), son of Late Bibhu Ranjan Naha, aged about 52 years, by Faith - Hindu, by Occupation - Business, by Nationality - Indian and residing at P-9, Srinagar Main Road, P.O + P.S. - Panchasayar, Kolkata - 700 094, West Bengal; one of the Partners of "**SPACE BUILD**" and being one of the developers of the proposed project.

Mr. SOUMENDU NAHA, one of the Partners of "**SPACE BUILD**" and being one of the developers of the proposed project do hereby solemnly declare, undertake and state as under:-



09 MAY 2024

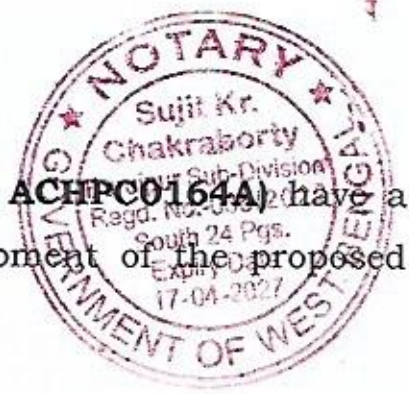
No. 3423 Date 16/02/24
Name: Susanta Kumar Das (Adv.)
Address: Calcutta High Court.

Value:

Vendor:

SANABUDDIN GAZI

Baruipur Civil & Criminal Court



1. That **Mrs. KALPANA CHATTERJEE (PAN - ACHPC0164A)** 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 developer 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 the developer is 17/12/2026
4. That the seventy percent of the amounts realised by the developer 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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



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for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the developers shall take all the pending approvals on time from the competent authorities.
9. That the developers have furnished such other documents as have been prescribe by the rules and regulations made under the Act.
10. That the developers shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

M/S SPACE BUILD

Jamadev naha

Partner

DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

At Kolkata, on this 09th day of May, 2024.

M/S SPACE BUILD

Jamadev naha

Partner

DEPONENT

Identified by me.

Susanta Kr Das.

Advocate

Enrollment No. F-666/2015

Solemnly declared and affirmed before me on identification under the Notary A. t.

[Signature]

SUJIT KUMAR CHAKRABORTY

NOTARY PUBLIC

Regd. No.- 035/2022

Govt. of West Bengal



09 MAY 2024