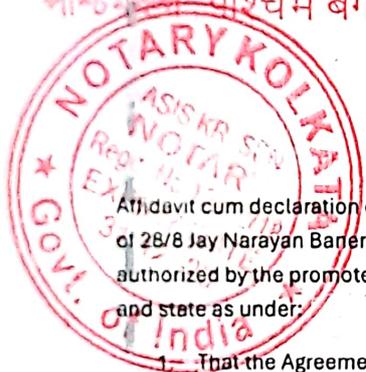


पश्चिम बंगाल WEST BENGAL



DLAC 666958

TO WHOMSOEVER IT MAY CONCERN

Affidavit cum declaration of Mr Debraj Mukherjee, son of Kalyan Mukherjee, aged about 44 years, resident of 28/8 Jay Narayan Banerjee Lane, Baranagar (M) North 24 Parganas, West Bengal 700036 duly authorized by the promoters of the proposed project "DEB VILLA" do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/ Builder Buyer Agreement of our Project "DEB VILLA" is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021
2. That none of the terms and conditions of Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021
3. That if any provisions in the Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021 the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradictions arises in future the Deponent will be responsible for it.

Deponent

For: Amberdeb Construction LLP

*Identified by:-
Goutam Chakraborty*

Debraj Mukherjee
Debraj Mukherjee
Partner

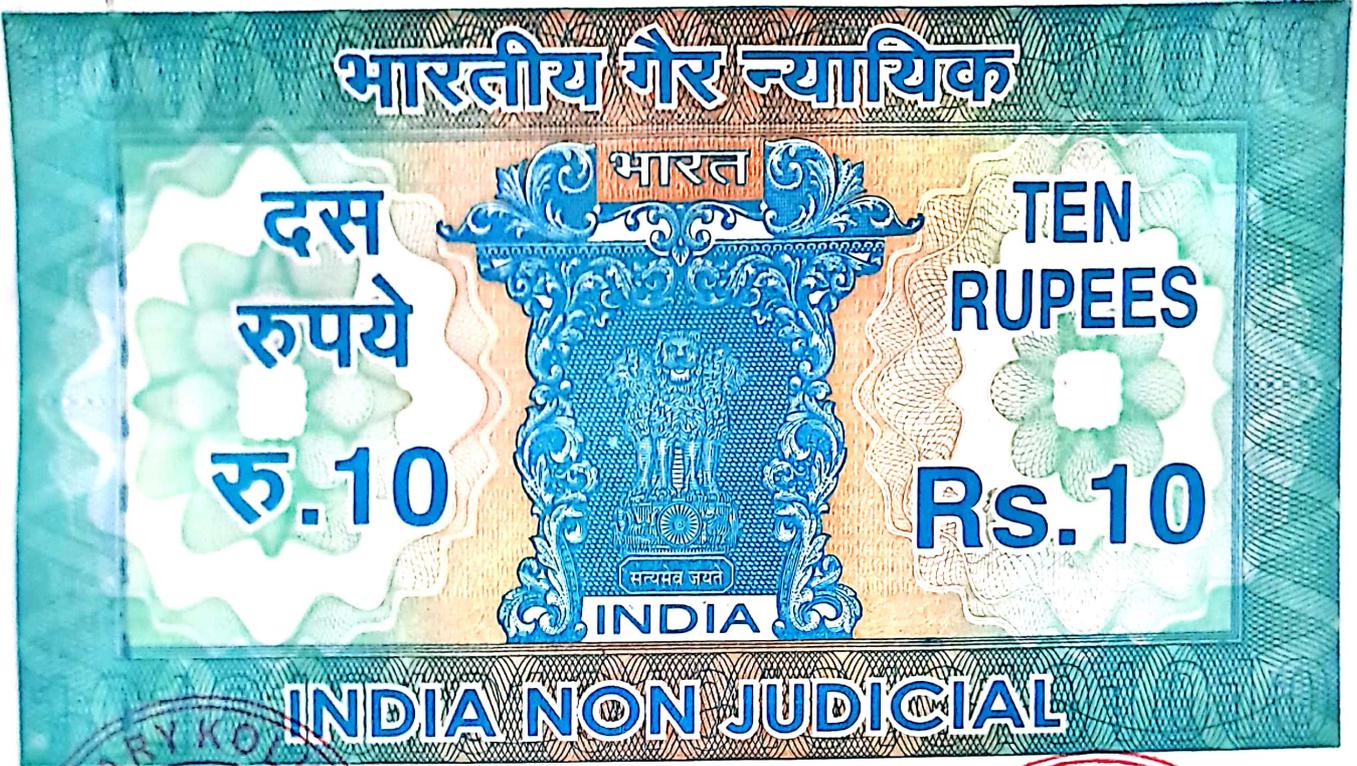
18 4 JAN 2026

Solemnly affirmed and declared
before me on Identification

ASIS KUMAR SEN
ASIS KUMAR SEN
City Civil Court
Kolkata

Reg No 13802/18 Govt of India





WEST BENGAL
AFFIDAVIT cum DECLARATION
(Order No 146-RERA/L-01/2023, dated 03.02.2023)



Affidavit cum declaration of Mr Debraj Mukherjee, son of Kalyan Mukherjee, aged about 44 years, resident of 28/8 Jay Narayan Banerjee Lane, Baranagar (M) North 24 Parganas, West Bengal 700036 duly authorized by the promoters of the proposed project "DEB VILLA" vide his authorisation dated 03/12/2025.

I, Mr Debraj Mukherjee, duly authorised by the promoters of the proposed project "DEB VILLA" do hereby solemnly affirm, declare undertake and state as under:

That the promoters will be abide by the provision contained in Section 17 of the Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to Common areas.

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 03rd Day of December, 2025.

Deponent
For: Amberdeb Construction LLP

Debraj Mukherjee
Debraj Mukherjee
Partner

*1 Gdarle. Bialano
Goutam Chaudhary*

17 4 JAN. 2025

Solemnly affirmed and declared
before me on Identification

ASIS KUMAR SEN
ASIS KUMAR SEN
City Civil Court
Kolkata

Reg No 13802/18 Govt of India

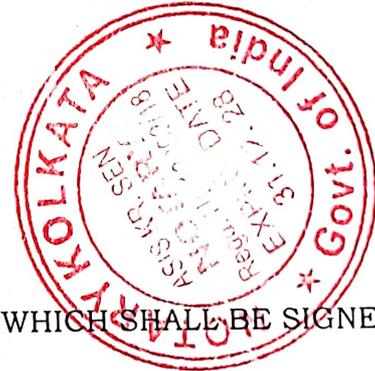




WEST BENGAL

14AC 780534

Form 'B'
[See Rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit-cum-Declaration of **SRI DEBRAJ MUKHERJEE**, son of Late Kalyan Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 28/8 Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata - 700 036,, promoter(proprietorship Firm) of the proposed project.

I, Sri Debraj Mukherjee promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

1. That promoter has a legal title to the land on which the development of the proposed project is to be carried out. **AMBERDEB CONSTRUCTION LLP**

10 4 JAN 2026

[Signature]
Partner



AND

A legally valid authentication of the 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.

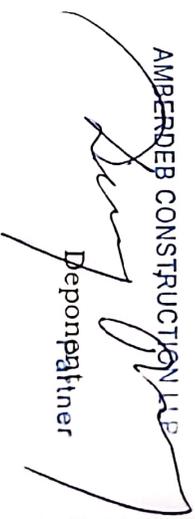
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by promoter is 15.03.2027.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees. from time to time, shall be deposited to a 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.

Partner
Partner

4 JAN 2026



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.

AMBERDEB CONSTRUCTION LLP

 Deponent Partner

Verification

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

Verified by me at 14th on this day of January, 2026

AMBERDEB CONSTRUCTION LLP

 Deponent Partner

Identified by me

 Sonam Chakrabarty

19 JAN 2026

Solemnly affirmed and declared before me on Identification


ASIS KUMAR SEN
 City Civil Court
 Kolkata
 Reg No 13802/18 Govt. of India

AMBERDEB CONSTRUCTION LLP


 Partner




 Sonam Chakrabarty
 Partner

41/1/1, JOY NARAYAN BANERJEE LANE



Joy Narayan Banerjee

TYPICAL FLOOR PLAN
(1ST. TO 4TH. FLOOR)

FLAT AREA								
FLAT MKD.	FLAT TYP.	CARPET AREA (SQM.)	BALC. AREA (SQM.)	COV. AREA (SQM.)	COM. AREA (SQM.)	TOTAL COV. AREA (SQM.)	SUPER-BUILT AREA (25%)	TOTAL SALABLE AREA (SQM.)
①	2BHK	36.25	2.60	43.03	4.18	47.21	11.80	59.01
②	2BHK	36.99	3.07	44.33	4.28	48.61	12.17	60.78
③	2BHK	35.60	1.86	41.08	4.00	45.07	11.25	56.32
④	3BHK	51.11	2.60	59.01	5.76	64.78	16.17	80.95
⑤	2BHK	38.10	2.88	45.35	4.37	49.72	12.36	62.08
⑥	2BHK	30.48	0.00	34.11	3.25	37.36	9.29	46.65