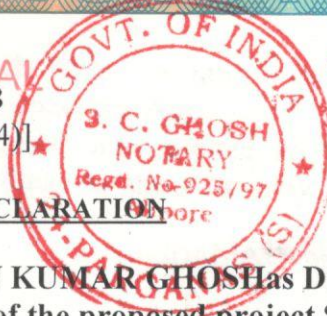


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 91AB 065789

FORM-B

[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RATAN KUMAR GHOSH as Director of DAMASK REALTY PVT LTD promoter of the proposed project "SU CASA DIVINE" promoter of the proposed project / duly authorized by the other co-owners of the proposed project:

I, Mr. RATAN KUMAR GHOSH, son of Late Haran Chandra Ghosh aged 57 Residing at 18, Baishnab Ghata Road, P.S Netaji Nagar, P.O- Naktala, Kolkata-700 047 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

Or

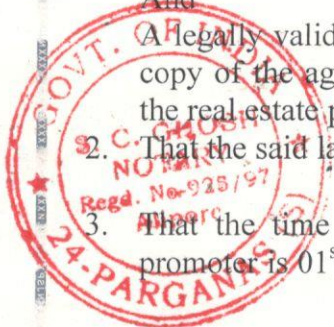
That I / promoter have / has a legal title to the land on which the development of the proposed project is to be carried out

And

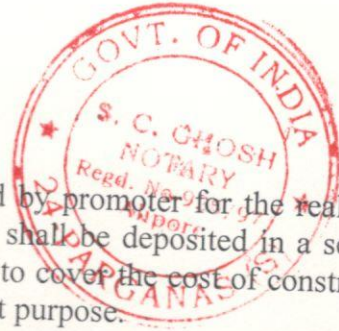
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

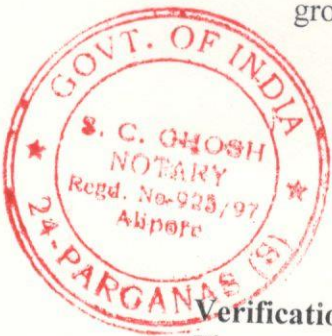
3. That the time period within which the project shall be completed by me/ promoter is 01<sup>st</sup> December 2026 (Project Completion Date).



06 DEC 2023



4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 have / 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.

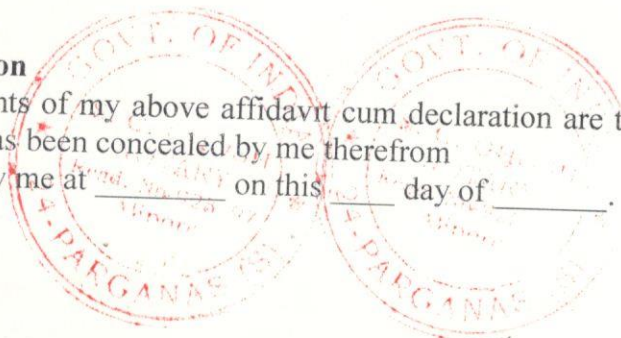


DAMASK REALTY PVT. LTD.

*Ratan Keem Awh*  
Director  
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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.



Deponent

DAMASK REALTY PVT. LTD.

*Ratan Keem Awh*  
Director

Solemnly Affirmed & Declared  
before me on Identification

*S. C. Ghosh*  
S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No. 925/97, Govt. of India

Identified by me

*Nabakumar Mulhoptary*  
Advocate  
Nabakumar Mulhoptary  
Alipore Police Court  
Emt. NO. - WB/21/1999

06 DEC 2023