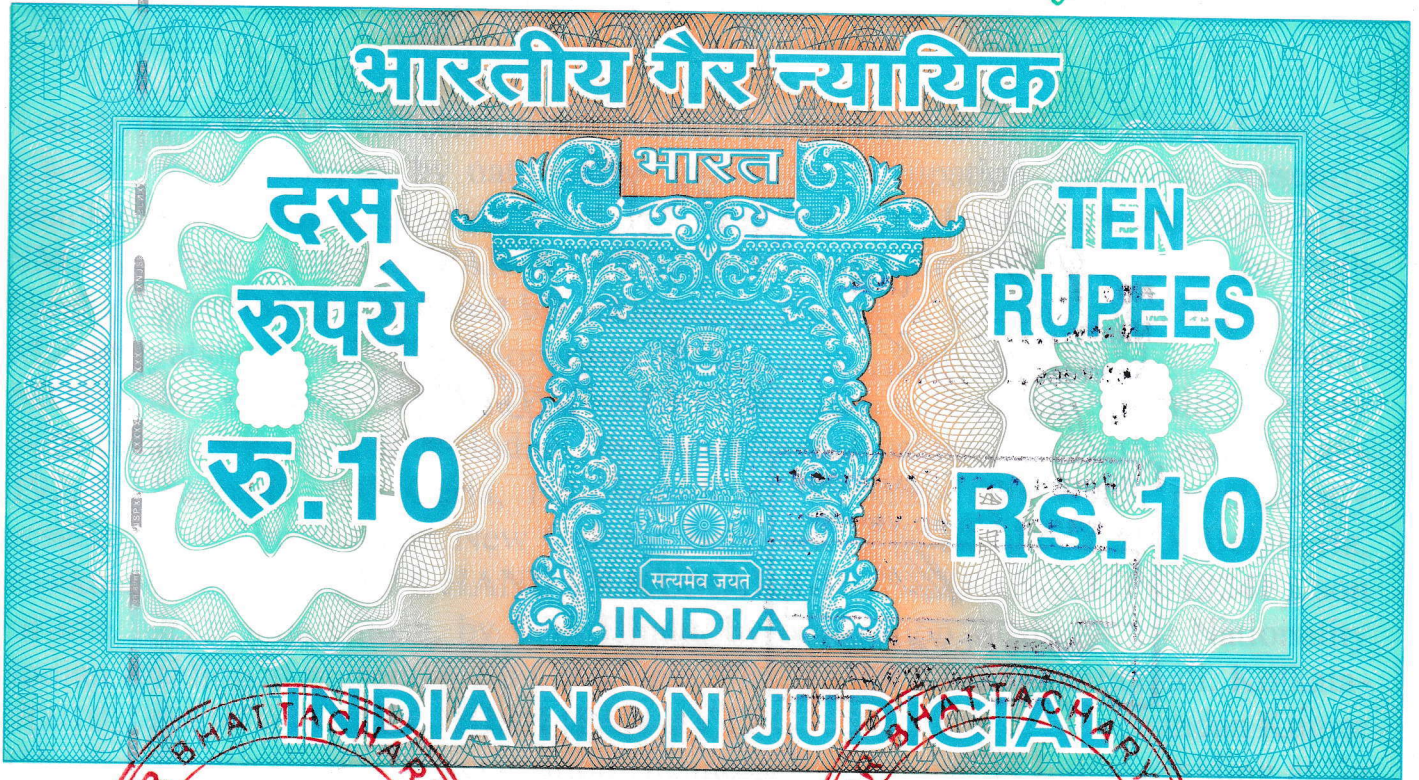
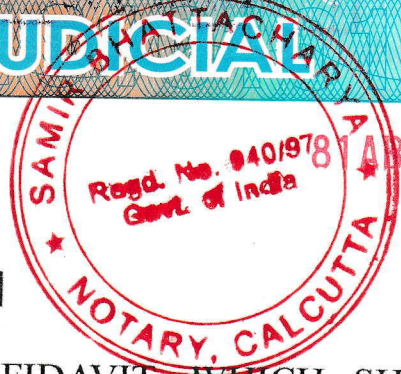


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WEST BENGAL



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FORM 'B'
[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nikhil Ghosh, (PAN: ADMPG4391D) son of Late Haran Chandra Ghosh age about 55 years, residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, Designated Partner of the promoter (ETHA INFRAREALTY LLP) of the proposed project "SU CASA IMPERIAL Phase - 2" situated at Holding No. 581, S.N. Ghosh Avenue, Ward No. 26, Rajpur Sonarpur (M), P.S. Sonarpur, District- South 24 Parganas, Kolkata-700151 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03/06/2023;

I, Nikhil Ghosh, Designated Partner of the promoter (ETHA INFRAREALTY LLP) having its registered office at 825, Mahamayatala Road, P.O. - Garia, Kolkata-700084) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

ETHA INFRAREALTY LLP

Nikhil Ghosh
Partner

3 JUN 2023

1. a) **SRI. NIKHIL GHOSH (PAN-ADM PG4391D)**, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, b) **SMT. SOMA GHOSH (PAN-AEN PG2791K)**, wife Sri. Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, c) **SMT. MOUSUMI GHOSH (DEY) (PAN-ALV PG9752D)**, wife of late Soumitra Dey, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at - 192, Bidhanpally, P.O. Garia, P.S. Bansdroni, Kolkata-700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, d) **SRI CHANDAN KUMAR GHOSH (PAN-AJJ PG1924F)**, son of late Nityananda Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at presently- Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103, e) **SRI ADWIT GHOSH (PAN-AVTPG5659B)**, son of Sri. Chandan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103 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 us/promoter is 31/12/2027.

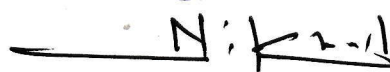
4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

ETHA INFRA REALTY LLP

3 JUN 2023

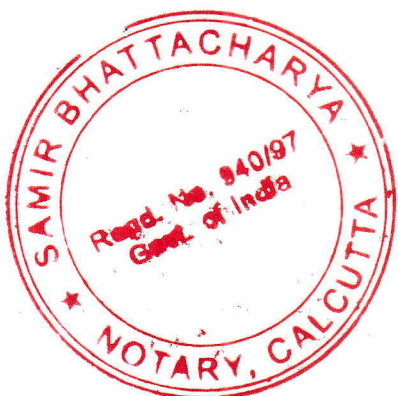

Partner

7. That, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



ETHA INFREAREALTY LLP

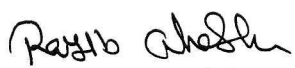
Partner

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 3rd day of June, 2023


Identified by me

Advocate
F/2190/2005/19

ETHA INFREAREALTY LLP

Partner

Deponent

Solemnly Affirmed and
Subscribed before me U/S 1...
CPC / U / 3307 (C) CR.PC


Samir Bhattacharya
Notary Govt. of India
Regd. No. - 940 / 97
CITY CIVIL COURT, CALCUTTA

03 JUN 2023