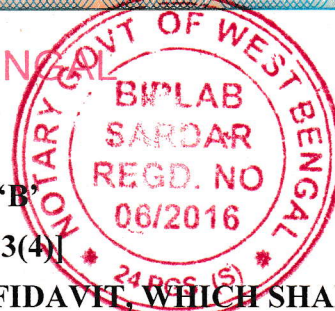


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 751131

BEFORE THE NOTARY PUBLIC
AT ALIPUR JALPAIGURI POLICE COURT



FORM 'B'

[See rule 3(4)]

**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. Soumyajit Gupta, appointed as an Authorized Representative of M/s. Builtcrete Realty Pvt Ltd, promoter of the proposed project named as "RAANGAMATI", vide its resolution dated 16.08.2023.

I, Mr. Soumyajit Gupta, appointed as an Authorized Representative of M/s. Builtcrete Realty Pvt Ltd, promoters of the proposed project named as "RAANGAMATI" and duly authorized by the promoter of the proposed project named as "RAANGAMATI" do hereby solemnly declare, undertake and state as under:

1. Mr. Ajoy Pal, has the legal title of the land on which the development of the proposed project named as "RAANGAMATI" is to be carried out

AND

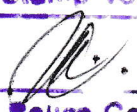
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



21 NOV 2023

No. 966 - Date - 5 JUN 2023

Name.....
Address.....

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027

B. C. LAHIRI
Advocate
Alipore Court
Kol 700 027

END VTP

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

3. That the time period within which the project shall be completed by the promoter is 31st December 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

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

9. 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.



BUILTCRETE REALTY PVT. LTD.

[Signature]
DIRECTOR

Deponent

Verification

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

Verified by me at Kolkata on this 21st November 2023.

BUILTCRETE REALTY PVT. LTD.

[Signature]
DIRECTOR

Deponent

Solemnly Affirmed & Declared
before me on identification

[Signature]
BIPLAB SARDAR
NOTARY
Regd. No. : 06/2016
Govt of West Bengal

21 NOV 2023

Identified by me

[Signature]
Advocate Naba Kumar Mulhopta
Alibore Post Office
Enl. No. WB/2011/1999