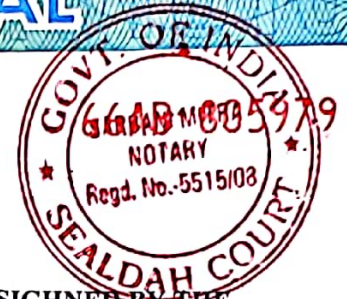


WEST BENGAL

Before the Notary Public
Govt. of India



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 CASITA REALESTATE LLP promoter of the proposed project name "AKMA GALAXY" represented by its Partner Sri Supriyaditya Paul (DIN -06524979) duly authorized by the other partners promoter of the proposed project, vide its/his/their authorization dated 2nd May 2023 ;

I, Sri Supriyaditya Paul Partner of the CASITA REAL ESTATE LLP , promoter of the proposed project "AKMA GALAXY" do hereby solemnly declare, undertake and state as under:

1. That the Limited Liability partnership Firm have a legal title to the land on which the development of the project is proposed 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 28th February 2026
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

08 MAY 2023



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.

CASITA REAL ESTATE LLP

Sri Supriyaditya Paul
Partner

Deponent

Verification

1, Sri Supriyaditya Paul Son of Late Bishnu pada Paul, Resident of P 27 Manicktala Main Road Kolkata -700 054 do solemnly affirm that 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 8th day of May, 2023.

CASITA REAL ESTATE LLP

Sri Supriyaditya Paul
Partner

Deponent

Identified by me
Advocate

Solemnly Affirmed &
Declared Before Me
On Identification By
[Signature]
SARDANI MITRA
NOTARY
Regd. No.-5515/08

08 MAY 2023

NO- 11322
NAME/ADD-

DATE-

18 JAN 2023

STAMP VENDOR- ASHIM DAS
ASRO- HASNABAD
BASIRHAT TREASURY, 24 PGS. (N)

P. K. Das
ADVOCATE
Saidah Court

VALUE OF STAMP

CHALLAN D...

CHALLAN AMOUNT-

SIGNATURE-



Before the Treasury Officer
Govt. of West Bengal

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