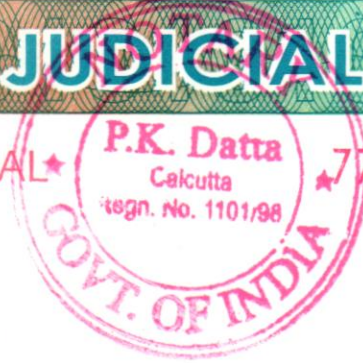




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM-B
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ishan Karnani duly authorized by Honeybird Heights LLP promoter of the proposed project Sanctorum at 17, Pagladanga Road, Kolkata-700 105.

I, Ishan Karnani, son of Mr. Mahesh Karnani, aged about 33 years, by faith Hindu, working for gain at 304 Chandan Niketan, 52A Shakespeare Sarani, Kolkata-700 017, Post Office Circus Avenue, Police Station Beniapurkuly duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

[Handwritten Signature]

06 MAR 2023

123133

ANUBRATA DHAR
(Advocate)
C. M. H. Court, Kol-1

SENT TO _____
OF _____
RS _____
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2018

16 FEB 2023

16 FEB 2023
[Handwritten Signature]

16 FEB 2023



FORM-B
Section 107

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ishan Karnani duly authorized by Honeybird Heights LLP promoter of the proposed project Sanctorum at 17, Srisabanga Road, Kolk. 700 102.

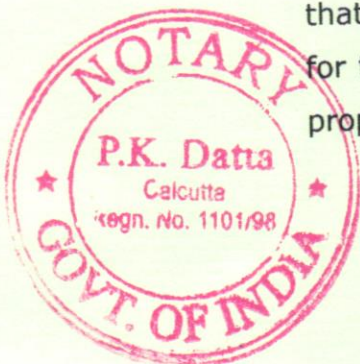
I, Ishan Karnani, son of Mr. Mahesh Karnani, aged about 35 years, by birth working for plot at 304 Chanakya Niketan, 227, State Street, Sanctorum, Kolkata-700 017, Post Office Circus Avenue, Police Station, duly authorized by the promoter of the proposed project, do hereby solemnly

declare, undertake and state as follows:

P. K. DAS
Notary
Reg. No. 110184
C.M.H. Court
C. M. H. Court, Kol-1

08 MAR 2023

1. That promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of the title of such land along with and 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 31.08.2026.
4. That seventy per cent of the amounts realised by the 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 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.



A handwritten signature in black ink, appearing to be "P.K. Datta", written over the notary's name and address.

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 004
06 MAR 2023

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

HONEYBIRD HEIGHTS LLP

[Handwritten Signature]

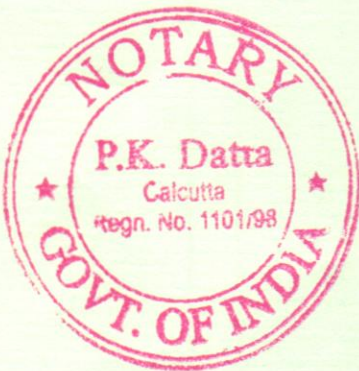
Partner

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 6th day of March, 2023.



HONEYBIRD HEIGHTS LLP

[Handwritten Signature]

Partner

Deponent

P. K. Datta
Notary
Regn. No.:1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 009

Solemnly Affirmed &
Declared before me on
Identification of advocate

P. K. DATTA
Notary

06 MAR 2023