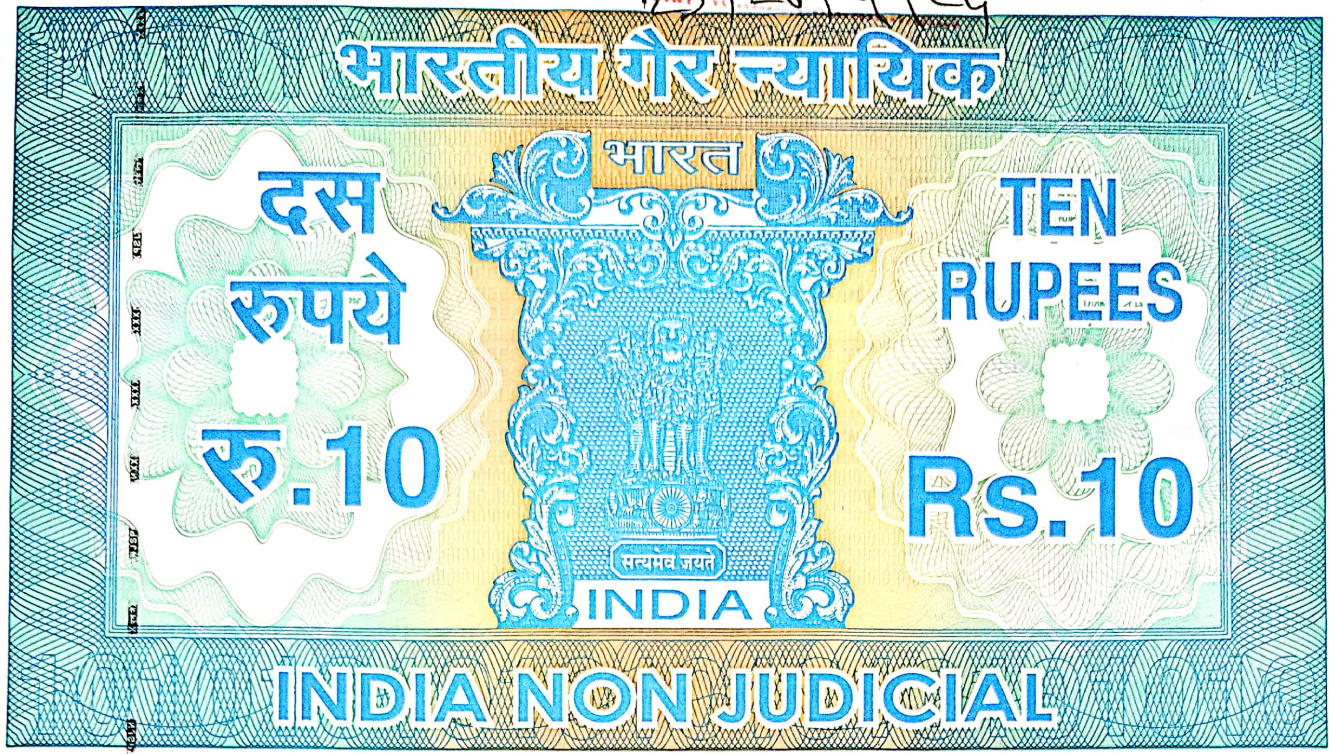


57/3/20/4/24



পশ্চিম বঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 183612



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



FORM - B

(Declaration supported by An Affidavit which should be signed by the Promoter or any Person authorized by the Promoter)

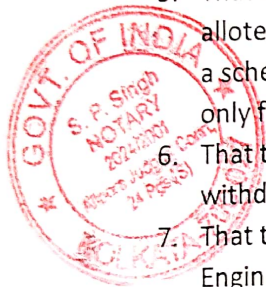
AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. SOURAV ROY, promoter of the proposed / on - going project.

I, Mr. SOURAV ROY, son of Sri Subrata Roy, Partner of UST CONSTRUCTIONS as promoter of the on - going / proposed project ("UST PLATINUM", 53B/1A, GARCHA ROAD, WARD - 86, KOLKATA - 700019) do hereby solemnly declare undertake and state as under -

26 APR 2024

1. That I have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authenticated copy of the Agreement between such owners and promoter for development (Development Agreement dated 02ND March, 2022 with the Developer herein with the terms and conditions stipulated therein and the said Development Agreement was duly registered in the Office of the District Sub Registrar – IV at Alipore and recorded in Book No.1, Volume No.1604 – 2022, pages from 82942 - 83005, being No.160402030 for the year 2022 of the said Real Estate Project.
2. That I have also entered into with the owners of the land a Registered a Development Power of Attorney dated 07TH March, 2022 in respect of the said property and the said development power of attorney was duly registered in the Office of the District Sub Registrar – IV at Alipore and recorded in Book No.1, Volume No.1604 – 2022, pages from 96077 - 96106, being No.160402273 for the year 2022 of the said Real Estate Project.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me is 31st Day of March, 2026.
5. That Seventy per cent of the amount realised by me 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.
6. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practise that the withdrawal is in proportion to the percentage of completion of the project that I shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practise 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 I shall take all the pending approvals, if any, on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at any time of allotment of any apartments on any ground.
11. That I shall abide by the provision contained in Section 17 of the said Act read with clause (n) of section 2 relating to "common Areas



UST Constructions

[Handwritten Signature]
Partner

DEPONENT

26 APR 2024



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 26th day of April, 2024.

UST Constructions

[Signature]
Partner

DEPONENT



Identified by me

[Signature]
Debasish Chowdhury
Advocate
Alipore Judges' Court, Kol-27
WB/929/1082

Solemnly declared and affirmed
Alipore Judges Court, Kol-27 on
Identification.....
Under Notaries Act

[Signature]
S. P. SINGH
Notary Govt. of India
2024/2001



26 APR 2024

