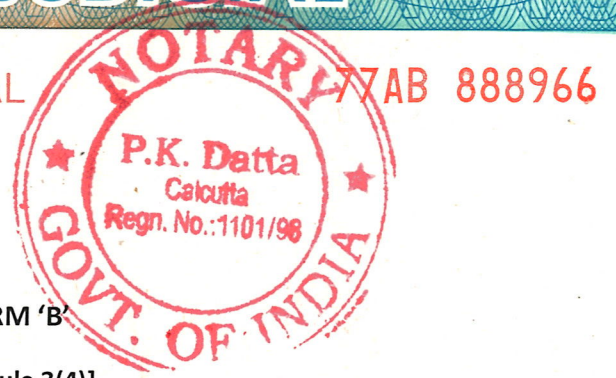


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ankit Murarka**, duly authorized by the promoter of the proposed project "ARRJAVV HAZELBURG - PHASE II", vide his authorization dated 2nd December, 2022.

I, **Mr. Ankit Murarka**, duly authorized by the promoter of the proposed project "ARRJAVV HAZELBURG - PHASE II", do hereby solemnly declare, undertake and state as under:

1. That M/s Oversure Infracon Private Limited, M/S Devpujan Niketan Private Limited, M/S Riserose Appartment Private Limited, M/S Linklike Residency Private Limited, M/S Roselink Residency Private Limited, M/S Shinstar Promoters Private Limited, M/S Shivmani Estate Private Limited, M/S Silverfine Housing Private Limited, M/S Viewline Complex Private Limited, M/S Moontree Infracore Private Limited, M/S Starprime Construction Private Limited, M/S Swarnsathi Projects Private Limited and M/s Shantmay Complex Private Limited has the legal title to the land on which the development of the proposed project by the developer is been carried out.

And

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

10 JUL 2023

004676

B. K. JAIN & CO.
Tobacco
6A, Kiran Sankar Roy Road
Kolkata - 700001

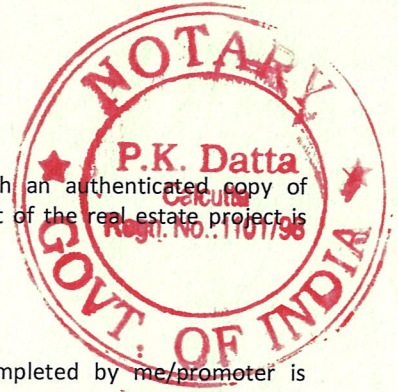
-6 APR 2023

no.....Rs.....
Name.....
Address.....
Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



P.K. Datta
Notary Public
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and developer 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 **30/04/2026**.
4. That seventy percent 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.
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.

Joka Vatika Projects

[Signature]

Partner/Authorised Signatory

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 10th Day of July, 2023.

[Signature]
**Solemnly Affirmed &
Declared before me on
Identification of advocate**

[Signature]
**R. K. Datta
Notary**

10 JUL 2023

Joka Vatika Projects

[Signature]

Partner/Authorised Signatory

Deponent

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



Identified by me

[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21



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John Varsha Project
Officially
Partnership Agency

John Varsha Project
Officially
Partnership Agency

Submitted and
Presented before the
Commission of Enquiry
[Signature]

[Signature]
1984-12-12

