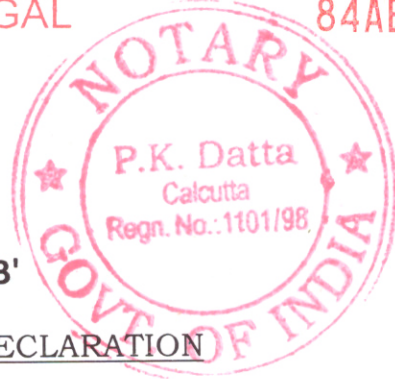


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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FORM 'B'

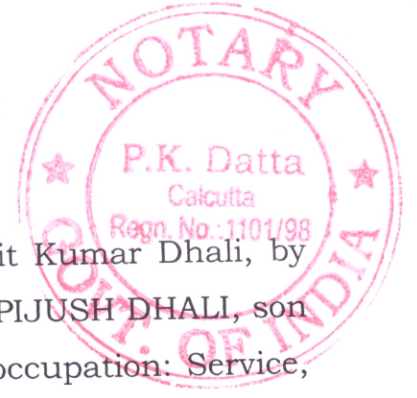
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. JOY PRAKASH DAS, proprietor of M/s JOY MALYA ENTERPRISE (herein referred to as "The Promoter") and promoter of the proposed project;

I, JOY PRAKASH DAS, son of Jishnu Prasad Das, by Nationality: Indian, aged about 30 Years, resident of 150, Chakdah Govt. Colony, Purba Putiary, Kolkata-700093, and proprietor of M/s JOY MALYA ENTERPRISE (herein referred to as "The Promoter") having its registered office at 166, Chakdah Govt. Colony "A", P.S Regent Park, Kolkata-700093, the promoter of the proposed project "TITLY" do hereby solemnly declare, undertake and state as under:

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

Joy Prakash Das
10 NOV 2023



1. That (i) SRI RAJIB KUMAR DHALI, son of Sri Ajit Kumar Dhali, by Nationality: Indian, by occupation: Business, (ii) SRI PIJUSH DHALI, son of Sri Anil Kumar Dhali, by Nationality: Indian, by occupation: Service, (iii) SRI PALASH DHALI, son of Sri Anil Kumar Dhali, by Nationality: Indian, by occupation: Student, all resident of Chakdah, Dhali Para, P.O Purba Putiary, P.S Regent Park, Kolkata-700093 have/has a legal title to the land at Mouza- Chakdah, J.L No. 44, Touzi no. 351, Dag no. 544 and 561, Khatian No. 130 being Municipal Premises no. 67, Dhali Para, P.O Purba Putiary, P.S Regent Park, Kolkata-700093, District: South 24 Parganas under ward No. 114 of Kolkata Municipal Corporation on which the development of the proposed project 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.

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, 2024

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 and shall be used only for that purpose.

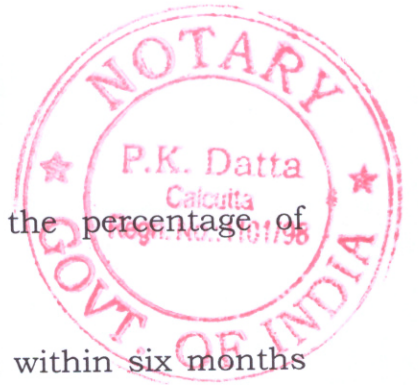
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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

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practice that the withdrawal is in proportion to the percentage of completion of the project.

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

9. That promoter have / has furnished such other documents as have been prescribed 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.

Joy Praakash Das

Deponent

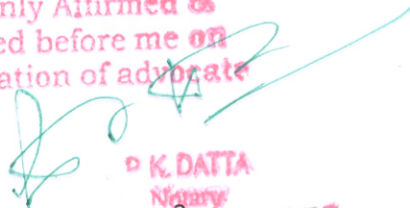
Verification

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 14th day of September, 2023

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

Solemnly Affirmed &
Declared before me on
Identification of advocate


P. K. DATTA
Notary
3

10 NOV 2023

Joy Praakash Das

Deponent

Identified by me:-
Apurba Rame
Advocate
F/397/310/2021