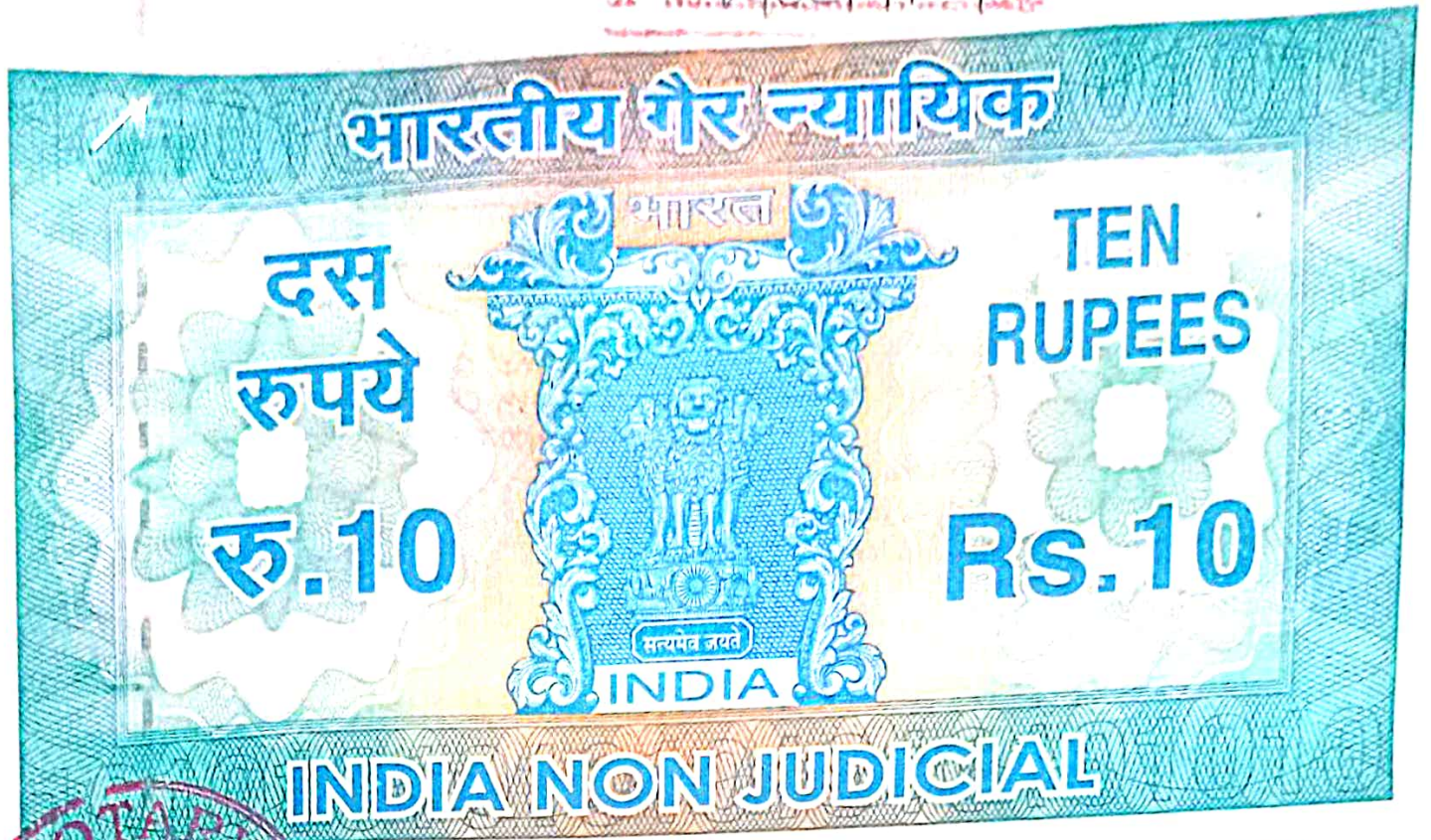


11/08/23



बिचम बंगाल WEST BENGAL

82AB 660953

Before the Notary Public  
FORMED

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of UTPAL GHOSH, S/O SUKUMAR GHOSH, RESIDING AT 2/59/1, NETAJI NAGAR, PO- REGENT ESTATE, PS- NETAJI NAGAR, DISTRICT-SOUTH 24 PARGANAS, WEST BENGAL-700092, DESIGNATION - PARTNER, ANGEL NEST, promoter of the proposed project;

I, UTPAL GHOSH, S/O SUKUMAR GHOSH, RESIDING AT 2/59/1, NETAJI NAGAR, PO- REGENT ESTATE, PS- NETAJI NAGAR, DISTRICT-SOUTH 24 PARGANAS, WEST BENGAL-700092, DESIGNATION - PARTNER, ANGEL NEST, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, SANTANU DEB has a legal title to the land on which the development of the proposed project is to be carried out,

AND

A legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney 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 31/03/2026.

ANGEL NEST  
UPPAL GHOSH  
Partner

AXMIKANTA DAS  
NOTARY HONRAI

13 OCT 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

**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 Howrah on this 13<sup>th</sup> Day of October, 2023.



Peace Judges Court  
Howrah-711 103  
W.B India

on identification by the Ld. Advocate  
L.T.I. / SIGNATURE ATTESTED

*[Handwritten signature in green ink]*

LAXMIKANTADAS  
NOTARY HOWRAH  
Regd. No. - 472002  
Govt. of W.B.

Deponent

**ANGEL NEST**  
*[Handwritten signature]*  
Partner

Identified by me and signed  
in my presence

*[Handwritten signature]*  
Advocate

Paresh Chandra Monda  
Advocate  
Howrah Judges' Court  
Licence No-WB/803/1976

13 OCT 2023