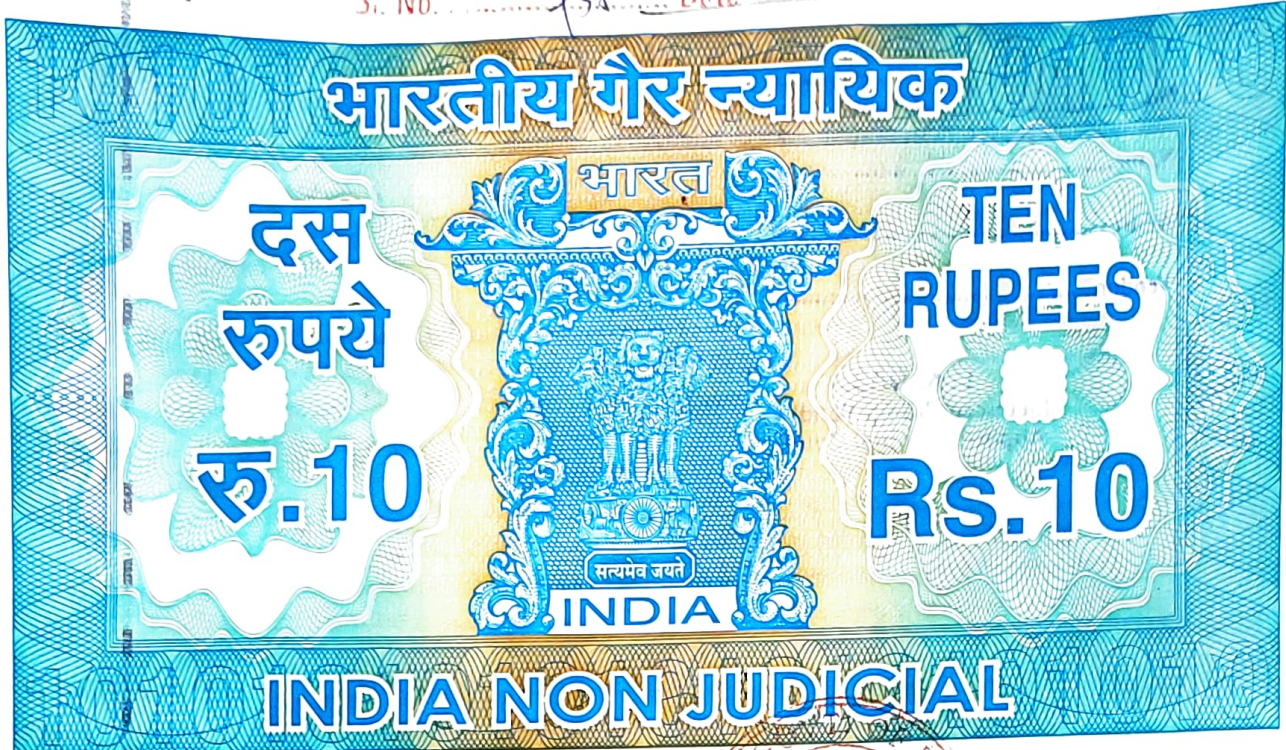


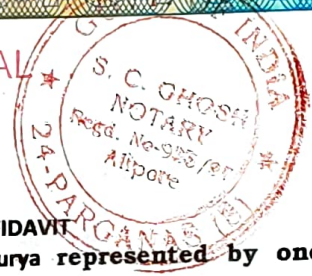
Sl. No. 158 Date 20 MAR 2024



পশ্চিমবঙ্গ পঞ্জিকা
BEFORE THE NOTARY PUBLIC
AT ALIPUR JALPAIGURI DISTRICT
POLICE COURT

WEST BENGAL

95AB 191373



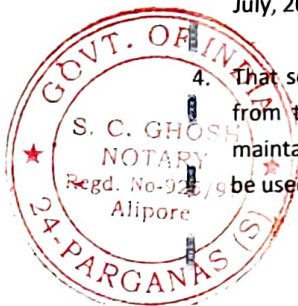
FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Manish Kumar Mourya represented by one of its Authorized Signatory Developer of the proposed project named "NAVYUG MAGNOLIA "

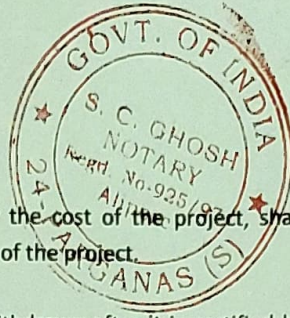
I, I, Manish Kumar Maurya represented by one of its Authorised Signatory of Navyug Multicon Pvt Ltd.(Developers) of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR have/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 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 me/promoter is 21st July, 2027
4. That seventy per cent 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.

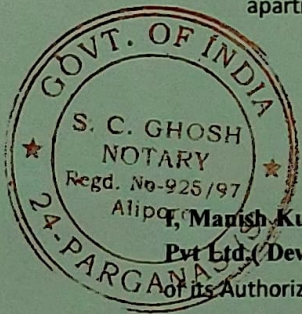


20 MAR 2024

Manish K. Mourya
Authorized Signatory
Navyug Multicon Pvt. Ltd.



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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



Navyug Multicon Pvt. Ltd.
Manish Kumar Maurya Deponent
Authorized Signatory

Verification

I, **Manish Kumar Maurya** represented by one of its Authorized Signatory of Navyug Multicon Pvt Ltd. (Developers) (PAN no : AOSPM4608N) son of Sri. Baliram Mourya, represented by one of its Authorized Signatory residing at 36/59, Jyotish Roy Road, Post Office : Alipore, Police Station : New Alipore, Kolkata – 700053, do solemnly affirm and confirm that 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 20th Day of March, 2024.

Navyug Multicon Pvt. Ltd.
Manish Kumar Maurya Deponent
Authorized Signatory

Verified by me at 20th Day of March, 2024.

Solemnly Affirmed & Declared before me on Identification

S. C. Ghosh

S. C. GHOSH, Notary
Alipore Police Court, Kal-27
Reg. No. 925/97, Govt. of India

20 MAR 2024

Identified by me
Advocate
Nabukumar Chatterjee
Advocate

Nabukumar Chatterjee
Advocate
Alipore Police Court
Enri. No-WB/2037/1999