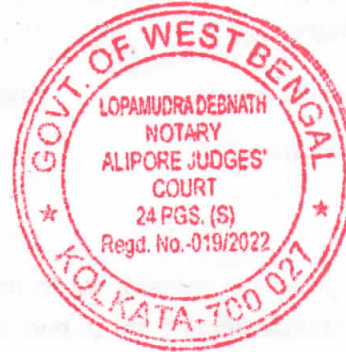


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 710890

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **VERDANT SUNRISE LLP** represented by **Mr. Karan Agarwala** and **Mr. Harshit Baheti** developers of the proposed project "**Verdant Unicorn**"

We, **VERDANT SUNRISE LLP** represented by **Mr. Karan Agarwala** and **Mr. Harshit Baheti** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we promoter have legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31st December'2029.
4. That seventy per cent of the amounts realised by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a

VERDANT SUNRISE LLP

VERDANT SUNRISE LLP

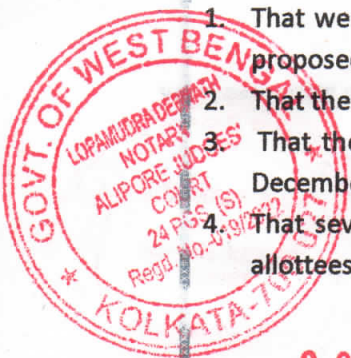
23 FEB 2024

Harshit Baheti

Karan Agarwala

Designated Partner / Authorised Signatory

Designated Partner / Authorised Signatory



010334

31 AUG 2023

A. No. Date
Sold to
of
Rupees

S. CHAKRABORTY (Adv.)
Alipore Judges Court, Kolkata-27

Samiran Das
Stamp Vender
Alipore Police Court
South 24 Pgs., Kol-27



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027

FORM 'B'

[See rule 3(d)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of VERDANT SUNRISE LLP, represented by Mr. Karan Agarwala and Mr. ...

... the proposed project, duly authorized by the promoter of the proposed project do hereby solemnly ...

... that we promoter have legal title to the land on which the development of the project is ...

... the said land is free from all encumbrances. ...

... the time period within which the project shall be completed by us/promoter is 31st ...

... that seventy per cent of the amounts realized by us for the real estate project from the ...

... from time to time, shall be deposited in a separate account to be maintained in a ...



23 FEB 2024

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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

VERDANT SUNRISE LLP VERDANT SUNRISE LLP

H Baheti

Designated Partner / Authorised Signatory

Karan Agarwala

Designated Partner / Authorised Signatory

Deponent

Verification

We, VERDANT SUNRISE LLP represented by 1) Mr. Karan Agarwala son of Mr. Manish Agarwala, having office at 78A, Raja Basanta Roy Road, 1st Floor, Kolkata- 700 029, and 2) Mr. Harshit Baheti son of Mr. Kamal Kishore Baheti, having office at South City Business Park, Unit No. 610, 770 E. M. Bypass, Anandapur, Kolkata- 700 107, 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.

VERDANT SUNRISE LLP VERDANT SUNRISE LLP

H Baheti

Designated Partner / Authorised Signatory

Karan Agarwala

Designated Partner / Authorised Signatory

Deponent

Verified before me at this 19th day of February' 2024 at Kolkata.



Signature's of the Executant
Proper Identification at
Alipore Judges' Court, Kol-700 027
Under Notaries Act 1952

Debnath
23/2/24

LOPAMUDRA DEBNATH
NOTARY
Govt. of West Bengal
Regd. No. 019/2022

*Subscribed by
Karan Agarwala*

23 FEB 2024