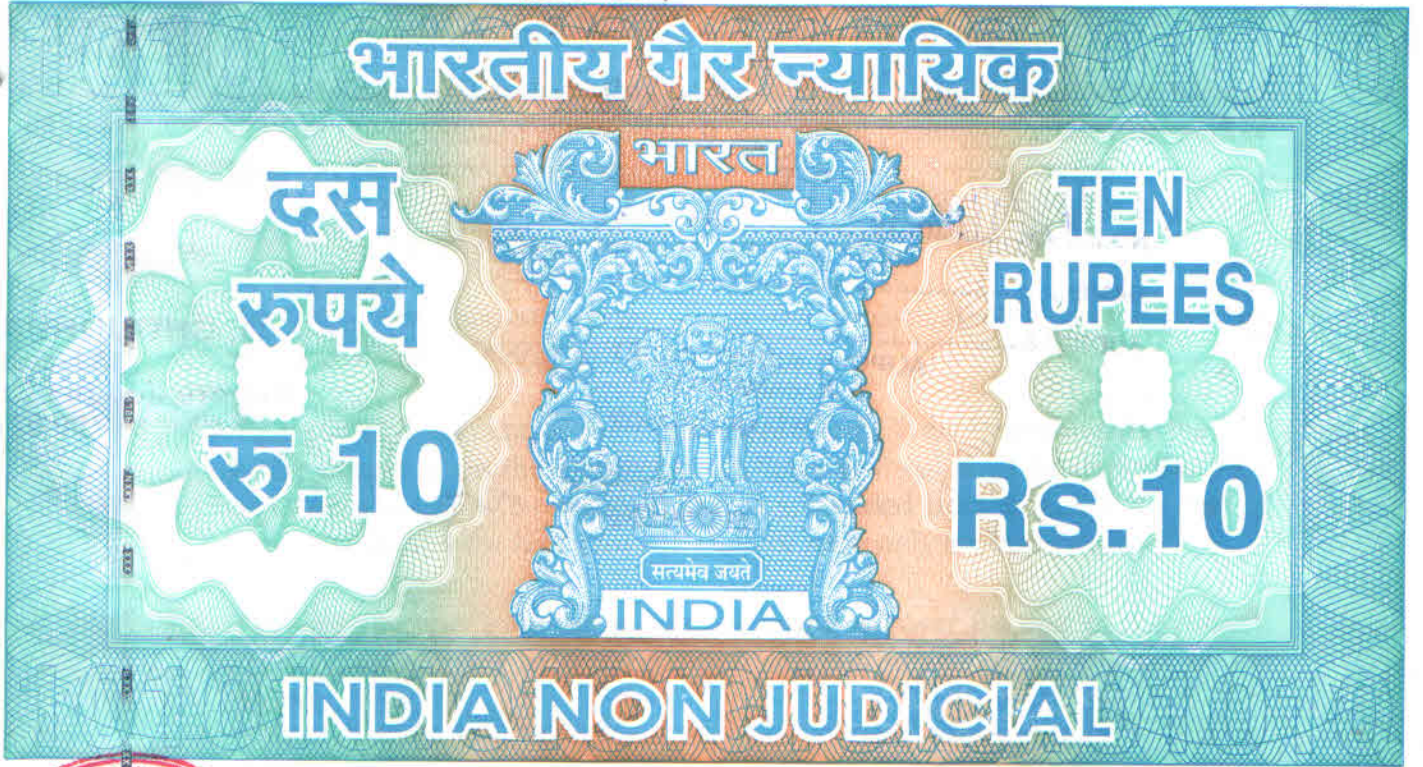


SL. No. 14 19 JAN 2024



पश्चिम बंगाल WEST BENGAL 91AB 043436

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT

FORM B

(See rule 3(4))

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

Affidavit cum Declaration

Affidavit cum Declaration of SORAJEET DEVELOPERS LLP promoter of the proposed project "SJ MONOHARA".

I, RAJESH KUMAR JHAJHARIA duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

RISEWELL MERCANTILE PRIVATE LIMIED REPRESENTED BY ITS DIRECTOR ALOK JHUNJHUNWALA have a legal title to the land on which the development of the proposed project is to be carried out

AND

SORAJEET DEVELOPERS LLP  
*[Signature]*  
Designated Partner



19 JAN 2024

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31/05/2026.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

SORAJEET DEVELOPERS LLP

*[Handwritten Signature]*

Designated Partner  
Deponent



19 JAN 2024

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 19<sup>th</sup> day of January 2024

S. Jana

SORAJEET DEVELOPERS LLP

Benkurul Paul

Designated Partner  
Deponent

Identified by me

Debasish Chowdhury  
Debasish Chowdhury  
Advocate

Alipore Judges Court, Kol-27  
WB, 929/1983

Signature (S) of Executant (S)  
attested on Identification at  
Alipore Judges' Court, Kolkata-  
700 027 at Alipore, under the  
Notaries Act. at.....A.M./P.M

Sjan

SUBHASIS JANA  
Notary, Govt. of West Bengal  
Regd. No.: 094/2022



19 JAN 2024