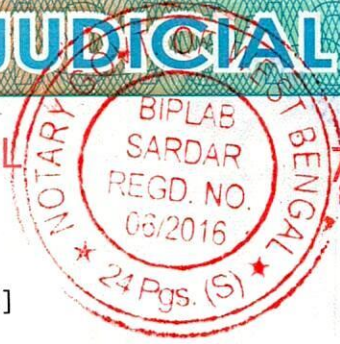




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 77AB 641101

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27

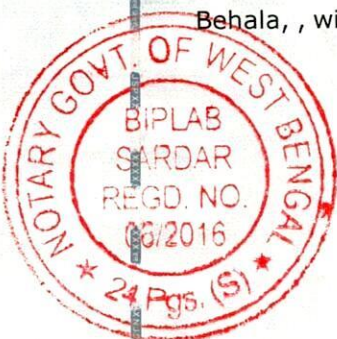
FORM-B
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

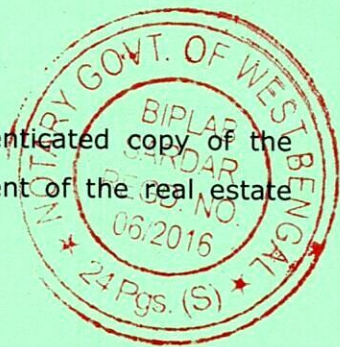
We, **TIRUSHIVAM REALTY PRIVATE LIMITED** (PAN AAECT6360R, CIN U70102WB2013PTC193509) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 94, Phears Lane, 4th Floor Kolkata- 700 012, , represented by its Director **Mr. Vijay Kumar Agarwal** (PAN- ACVPA2908E, Aadhar Card No. 335208567133) son of Late Lumaram Agarwal, by faith - Hindu, by occupation-Business, residing at 33, Tollygunje Circular Road, Kolkata 700053 , do hereby solemnly declare, undertake and state as under :-

1. **That M/s JAIVEER HOUSING (P) LTD & 7 Others (Annexure - A)** have a legal title to the land on which the development of the proposed project "Elysiya" which is situated at municipal premises 95, Mahatma Gandhi Road, Kolkata- 700063, P.O. Behala, , within Kolkata Municipal Corporation, is being carried out, and a legally valid



02 MAR 2023

authentication of the 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.



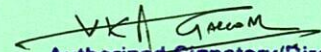
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st December, 2023.
4. That 70% (Seventy Per Cent) of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall 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 only 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 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 has furnished such other documents as have been specified 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.



[Handwritten Signature]

02 MAR 2023

TIRUSHIVAM REALTY PVT. LTD.


Authorized Signatory/Director

Deponent

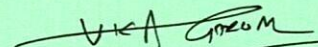
Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

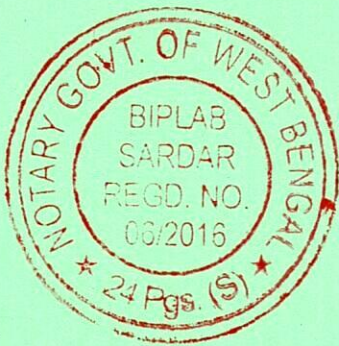


Verified by me at Kolkata on this 2nd day of **March, 2023.**


TIRUSHIVAM REALTY PVT. LTD.


Authorized Signatory/Director

Deponent



Solemnly Affirmed & Declared
before me on Identification

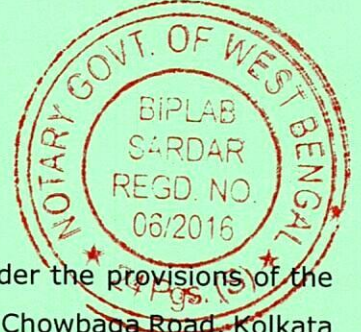

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME


Advocate
NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata-700 027
Enrl. No. WB/2037/1999

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Annexure - A



1) JAIVEER HOUSING (P) LTD., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.

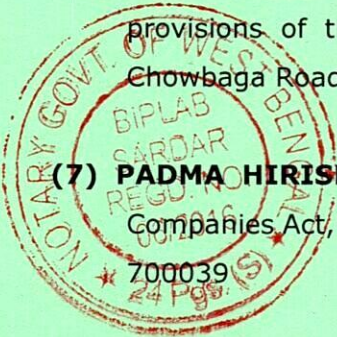
(2) AMBALIKA PROPERTIES (P) LTD., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.

(3) SARIDEEP DEVELOPERS (P) LTD., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.

(4) JAIVEER PROPERTIES (P) LTD., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.

(5) JAIVEER CONSTRUCTION (P) LTD. (PAN AACJ4514H), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.

(6) PADMA RESIDENCY (P) LTD. (PAN AAFCP8134L), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.



(7) PADMA HIRISE (P) LTD., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.

(8) PADMA TOWERS (P) LTD., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 15/11/B, Chowbaga Road, Kolkata 700039.

02 MAR 2023