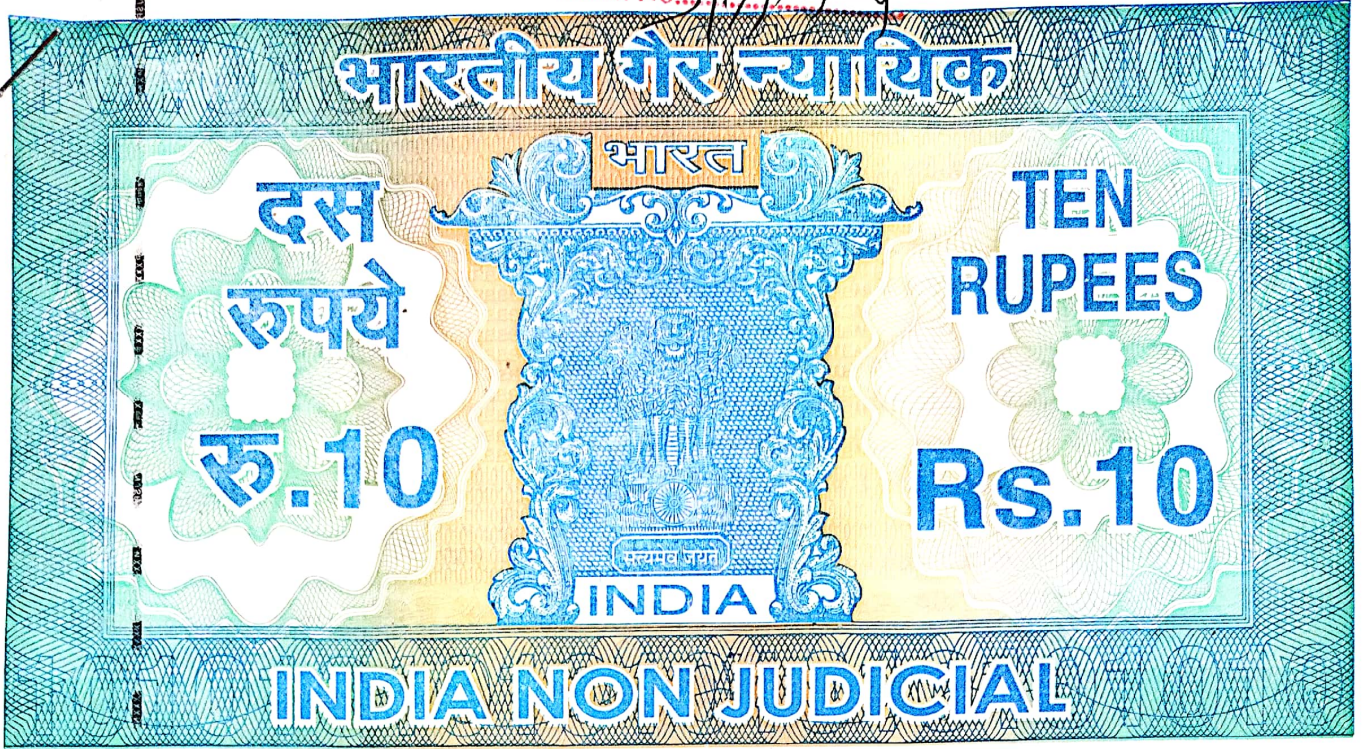


Serial No. 9/2/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 386096

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



FORM - B

[See rule 3(4)]

(Affidavit = cum - Declaration of UST CONSTRUCTIONS represented by Mr. SOURAV ROY developer of the proposed project UST HEIGHTS)

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. SOURAV ROY, promoter of the proposed / on - going project.

I, Mr. SOURAV ROY, son of Sri Subrata Roy, Partner of UST CONSTRUCTIONS as promoter of the on - going / proposed project (183, Raja Rammohan Roy Road, WARD - 123, District - South 24 Parganas) do hereby solemnly declare undertake and state as under -

1. That the Land Owners - (1) SRI NIRMAL KANTI GHOSH, (PAN: BAWPG8239C), (Aadhaar No. 8623 3845 8856), son of Late Nalini Kanta Ghosh, by religion - Hindu, by occupation - Retired, by Nationality - Indian, resident of 54/10, -Raja Ram Mohan Roy Road, P.O.- Barisha, Police Station previously Thakurpukur now



07 DEC 2024

26 NOV 2024

Haridevpur, Kolk
2315), Wife of
residen:

Serial No.....3479.....Date.....
Name.....UST CONSTRUCTIONS
Address.....67-1, S. N. ROY ROAD,
.....KOLKATA-700038
Value Rs.....P
BIDYUT K. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027
Stamp Vendor
Signature

Haridevpur, Kolkata 700008, (2) SMT.BAISHAKHI DUTTA, (PAN: AXSPD5426E), (Aadhaar No. 3675 0372 2315), Wife of Debasish Dutta, by religion- Hindu, by occupation- Private Tutor, by Nationality- Indian, resident of 65, Bhuban Mohan Roy Road, P.O:- Barisha, P.S:- Haridevpur, Kolkata- 700 008 District: South 24 Parganas, (3)SRI PROSUN GHOSH,(PAN: ACEPG2967N), (Aadhaar No. 3613 7154 3973), son of Sri Nirmal Kanti Ghosh,by religion- Hindu, by occupation- Service, by Nationality- Indian, (4)SMT. MUKUL GHOSH, (PAN: CNFPG2784P), (Aadhaar No. 405218184527), wife of Late Bimal Kanti Ghosh, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, (5) SRI SANJIB KANTI GHOSH, (PAN: AILPG0154G), (Aadhaar No. 9659 3702 8856), son of Late Bimal Kanti Ghosh, by religion- Hindu, by occupation- Business, by Nationality- Indian, owners Nos. 3 to 5 are residents of 54/10, Raja Ram Mohan Roy Road, P.O.- Barisha, Police Station previously Thakurpukur now Haridevpur, Kolkata 700008), (6)SMT. ANITA DAS, (PAN: EUQPD5713R), (Aadhaar No. 4140 1103 1223), wife of Sri Avijit Das, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, resident of 80, Shil Para Road, Vidyasagar Sarani, P.O.- Barisha, Police Station previously Thakurpukur now Haridevpur, Kolkata 700008, District South 24-Parganas, (7) SRI SANKAR KUMAR GHOSH,(PAN: ADZPG3031H), (Aadhaar No. 418618906258), son of Late Dharendra Nath Ghosh, by religion- Hindu, by occupation- Retired, by Nationality- Indian, (8)SRINABAKUMAR GHOSH, (PAN: BOEPG2091G), (Aadhaar No. 695443951950), son of Late Dharendra Nath Ghosh, by religion- Hindu, by occupation- Business, by Nationality- Indian, (owners Nos. 7&8 residents of Village - Prafulla Nagar, (Poto Para), P.O. & Police Station- Bongaon, District- North 24 Parganas, Pin- 743235, (9)SMT. SHAKUNTALA BISWAS, (PAN: AEAPB7252F), (Aadhaar No. 267140407593), wife of Sri Prabir Kumar Biswas, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, resident of Jessore Road, Gandhi Pally, P.O. - Bongaon, Police Station- Bongaon, District- North 24 Parganas, Pin- 743236 and(10)SMT. ANINDITA PAUL, (PAN: AFHPP9749K), (Aadhaar No. 7745 3945 0679), wife of Sri Santosh Kumar Paul, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, resident of Amlapara, P.O. - Bongaon, Police Station - Bongaon, District- North 24 Parganas, Pin- 743235, **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 me is 31st Day of August, 2027.

4. That Seventy per cent of the amount realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 withdraw 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 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



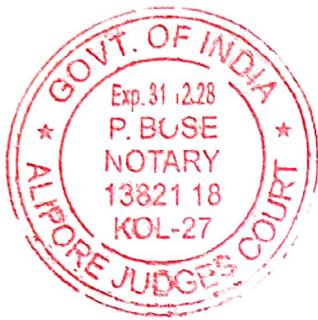
07 DEC 2024

such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I shall take all the pending approvals, if any, on time from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at any time of allotment of any apartments on any ground.



UST Constructions

[Signature]
Partner

DEPONENT

VERIFICATION

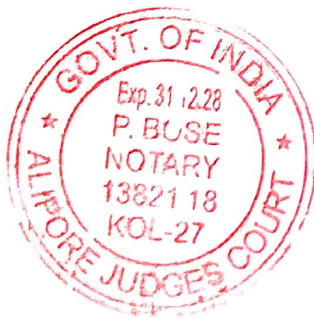
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 7TH day of DECEMBER, 2024.

UST Constructions

[Signature]
Partner

DEPONENT



Solemnly declared and affirmed
Alipore Judges Court, Kol-27
Identification at.....
Under Notaries Act

[Signature]

P. Bose
Notary Govt. of India
1382118

Identified by me

[Signature]
Debasish Chowdhury
Advocate
Alipore Judges' Court, Kol-700 027
WB/929/1983

07 DEC 2024

