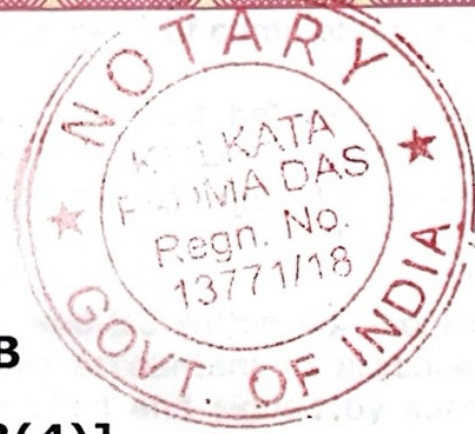


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 046204



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

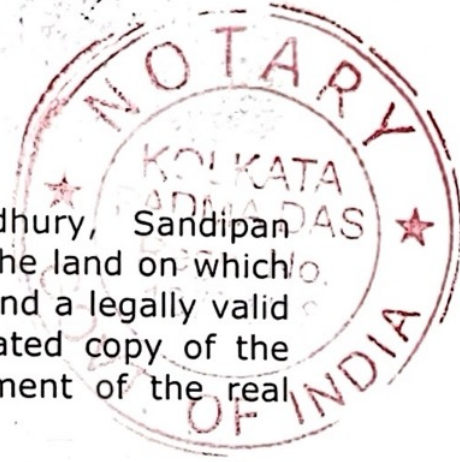
Affidavit cum Declaration of Joyshankar Sarkar promoter of the proposed project;

I, Joyshankar Sarkar, son of Kamal Sarkar, residing at 287, Ganguly Bagan, P.O: Naktala, P.S: Patuli, Kolkata: 700047 being the Partner of "M/s. Kaibalya Enterprise", having its registered office at 35C/2, Naktala Road, P.O: Naktala, P.S: Patuli, Kolkata: 700047 do hereby declare that M/s. Kaibalya Enterprise is the promoter of the project, i.e., "MP Realty" constructed at 348/7, N. S. Bose Road, under C.S. Dag No: 65(P), L.O.P No: 69, Mouza: Naktala, J.L. No: 32, P.S: Netaji Nagar (Formerly Jadavpur), P.O: Naktala, Kolkata: 700047, within the limits of Ward No: 100, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

Joyshankar Sarkar.

28 NOV 2023



1. That Dipti Chowdhury, Sumitra Chaudhury, Esha Chowdhury, Sandipan Chowdhury and Soma Bandyopadhyay have the 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 the promoter is 31st January, 2027.
4. That seventy per cent of the amounts realized 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

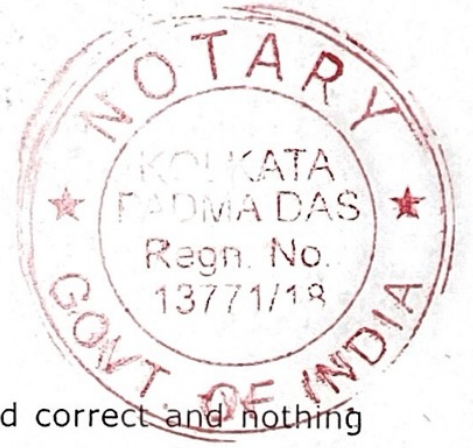
Jayshankar Sarkar.
Deponent

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001


PADMA DAS
NOTARY

28 NOV 2023



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 26th day of November, 2023.

Jayshankar Sarkar,

Deponent



PADMA DAS
NOTARY
Reg. No.-13771/18
C.M.M.'s Court
Kolkata-700 001

8 NOV 2023

28 NOV 2023