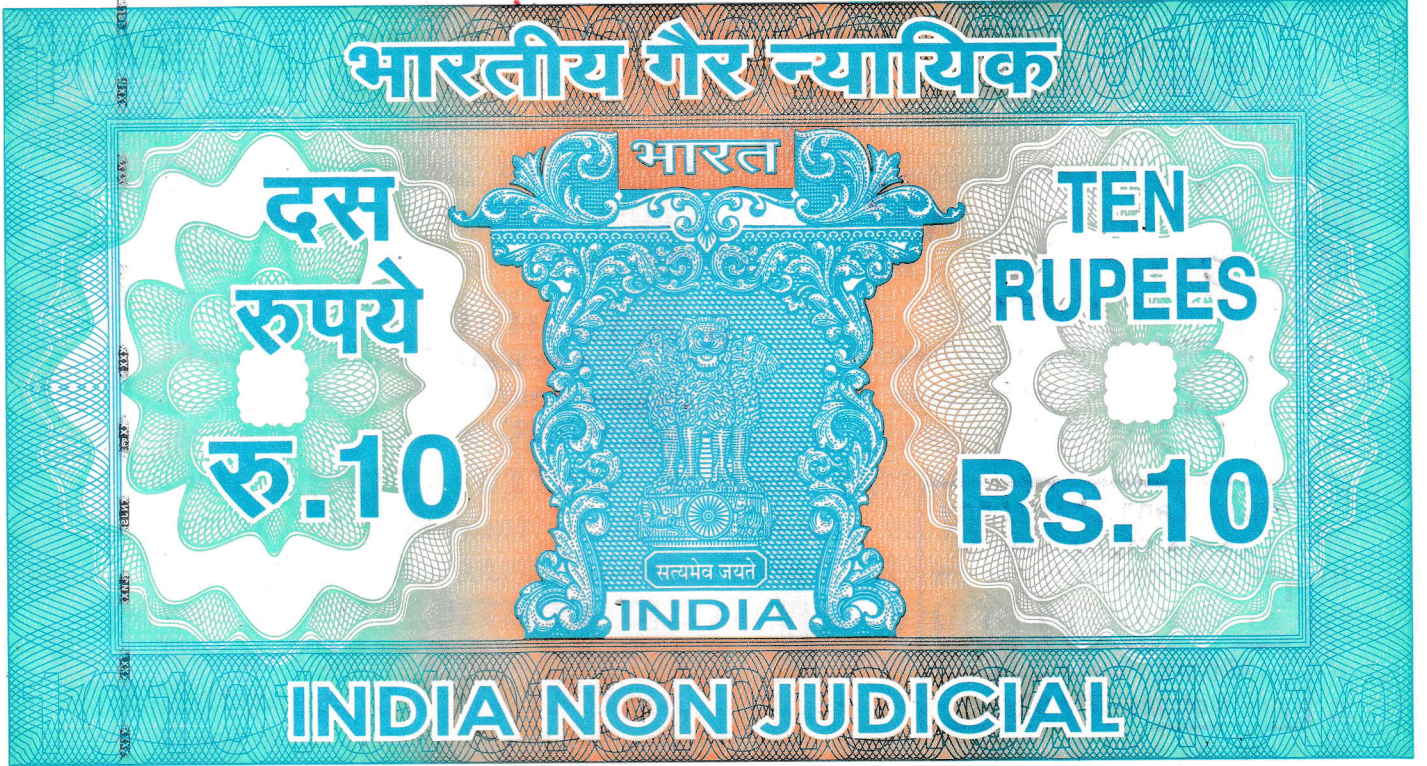


SL. NO. 5



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল

FORM 'B'
[See rule 3(2)]

91AB 153816

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 Mr. Narayan Chandra Ghosh (PAN: AGXPG8064F) son of Late Haran Chandra Ghosh age about 68 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 1901, Mukundapur, E-20, Sammilani Park, P.O. Santoshpur, P.S.-Survey Park, Kolkata-700075; partner of the promoter (T.N. Associate) of the proposed project "**SANCTUM HARMONY**" situated at Holding No. 197, Netaji Subhash Road, Word No.26 under Rajpur Sonarpur Municipality, P.O. & P.S. Sonarpur now Narendrapur, Dist.- South 24 PGS., Kolkata-700103 duly authorized dated 06.02.2024.

I, Narayan Chandra Ghosh, partner of T.N. Associate (PAN: AADFT8733E, having register office at 1901, Mukundapur, E-20, Sammilani Park, P.O. Santoshpur, P.S.-Survey Park, Kolkata-700075), Promoter of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

06 FEB 2024

T.N. ASSOCIATE
Narayan Chandra Ghosh
Partner

1. (a) **SRI PRABIR RANJAN BHOWMIK** alias **PRABIR RANJAN BHOWMIC** (PAN:AEGPB2992G) son of Sri Abani Bhowmik and (b) **SMT RITA BHOWMIK** alias **RITA BHOWMIC** (PAN:AEMPB2360N) wife of Sri Prabir Ranjan Bhowmik alias Prabir Ranjan Bhowmic, both by religion - Hindu, both by occupation - business and both are residing at 56, Kalitala, Bansdroni, P.S. Regent Park, Kolkata-700070, Dist. 24 Parganas (South) (c) **SRI UTTAM KUMAR DUTTA** (PAN:ADUPD2713J) son of Sri Sukumar Dutta , residing at 18B, Manilal Banerjee Road, P.S. Watgunge, Kolkata- 700023, Dist. 24 Parganas (South) and (d) **SMT BITHIKA DUTTA** (PAN:ADOPD5612N) wife of Sri Uttam Kumar Dutta residing at 18B, Manilal Banerjee Road, P.S. Watgunge, Kolkata- 700023, Dist. 24 Parganas (South) has a legal title to the land on which the development of the project is proposed 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 us/promoter is 13/12/2028.
4. That seventy percent 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 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.

06 FEB 2024

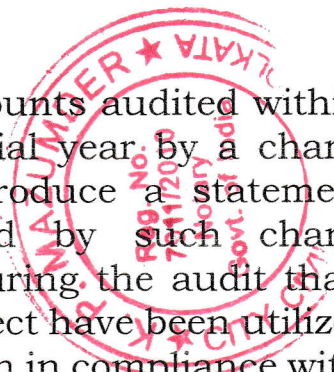
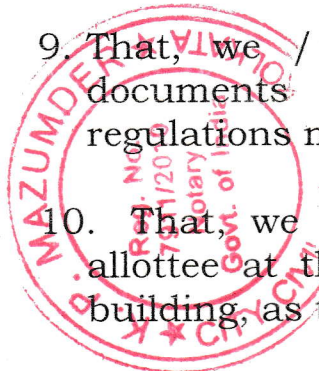
TN ASSOCIATE
Narayan Chandra Paul
Partner

7. That, we / 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.

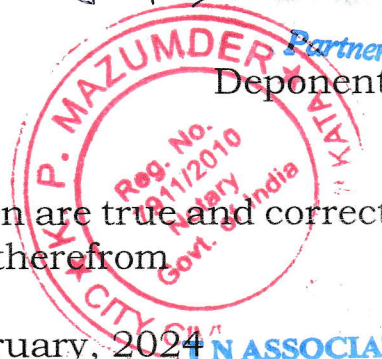
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



T N ASSOCIATE
Narejan Chandrasekhar
Partner
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 6th day of February, 2024

T N ASSOCIATE
Narejan Chandrasekhar
Partner

Signature Attested
on Identification

K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No.-7911/2010 Govt. of India

Deponent

IDENTIFIED BY ME

ADVOCATE

06 FEB 2024