

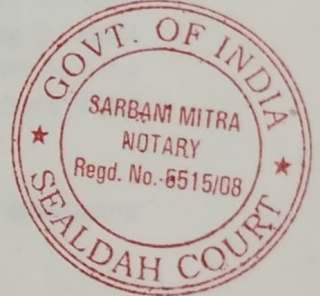


पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

53AB 720783



Before the Notary Public
Govt. of India



FORM 'B'
Affidavit cum Declaration

Affidavit cum Declaration of **MR. BISWANATH DAS** [PAN NO. AHRPD6479Q] [AADHAR NO. 5755 4513 7763], Son of Sri.Nitya Nanda Das, by Faith- Hindu, by Occupation- Business , by Nationality- Indian and residing at RH/37, Raghunathpur, Sarkarbagan, , P.O.- Raghunathpur, & P.S.-Baguiati, Pin Code - 700059, district North 24 Parganas, West Bengal the Proprietor of SAPTACON a proprietorship being the promoter of the proposed project namely "VIP PLAZA(Block 1, 2 & 3) do hereby solemnly declare, undertake and state as under:

Cont. to Pg.2

09 OCT 2023

নম্বর : ৭৭৭/২৪১২০৭
তারিখ : ২৪/১২/২০
ক্রেতার নাম : Biswanath Das,
বিত্তনামা : [Signature]
স্থান : [Signature]
পেত্র : [Signature]

স্বাক্ষরিত কোর্ট

জেলা : উত্তর ২৪ পরগণা

সরকারি ডায়েরী : ৩৭৭৭৭ ৩০ ২৭

সিটি স্ট্যাম্প ডায়েরী : No. ১০৭৭ ০০০

প্রতিষ্ঠান : [Signature]

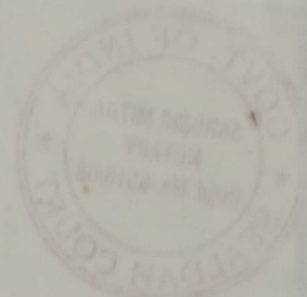
স্বাক্ষরিত : [Signature]

23AB 750783

WEST BENGAL



Before the Hon'ble Judge
Court of Justice



FORM 'B'
Abstract cum Declaration

Abstract cum Declaration of SRI BISWANATH DAS (PAN NO. AHRPDBT190J)
IAAGHAR NO. 5752 4513 7252J Son of Srinivas Nanda Das, by Pan-Block by
Co-partition-Business, by Nationality-Indian and residing at 24/37, Rajmangla,
Sankaraganj, P.O. - Rajmangla, Pin Code - 700029, District North 24
Parganas, West Bengal the proprietor of SARTACON a proprietorship being the partner of
the proposed project namely 'VIP FLAX' (Block 1, 2 & 3) do hereby solemnly declare
myself and mine as under

Cont to Pg 2

0 9 OCT 2023

1. That the promoter has a legal title to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land 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 promoters is **30.06.2026**

4. That seventy per cent of the amounts realised by the promoters 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 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 promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.

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

10. That the promoters 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.

SAPTACON

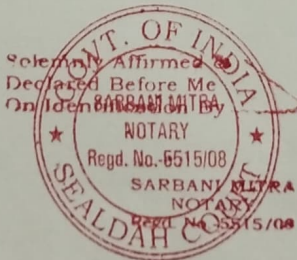
Bhishan Das

Proprietor

Deponent

The contents of the 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 9th day of October, 2023.



09 OCT 2023

SAPTACON

Prasenjit Das
Proprietor

Deponent

Identified by me

Subhro Kanti Roy Chowdhury

Advocate

SUBHRO KANTI ROY CHOWDHURY
Advocate
High Court Calcutta



Solemnly Affirmed &
Declared Before Me
On Identification by

Sarbani Mitra

SARBANI MITRA
NOTARY
Regd. No.-5515/08

09 OCT 2023

09 OCT 2023