

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL



पश्चिम बंगाल

WEST BENGAL

FORM 'B' [See rule 3 (4)]

11AC 839356

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. ASHISH AGARWAL** Partner of **NAKSHVAANI BUILDERS LLP** Promoter of the proposed project **GREEN FIELD**/ duly authorized by the promoter of the proposed project

I, **Mr. ASHISH AGARWAL** Partner of **NAKSHVAANI BUILDERS LLP** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the partners of **NAKSHVAANI BUILDERS LLP** have / have 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 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 **11-06-2028**.

4. That seventy per cent 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.

Solemnly Affirmed & Declared
before me on Identification

SUBIR BARDHAN
NOTARY GOVT. OF INDIA
Siliguri, Darjeeling

13 OCT 2019

SL. No. 308 Date 10/10/23
Sold to Nakshvani Builders LLP
of sl
Rs. 101 Rupees 100

Ritu Yadav
Stamp Vendor
Sig. Court
L. No. 101/2023



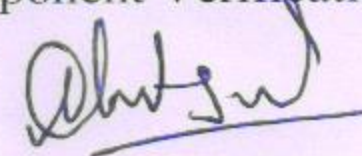
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स्वा. गार्डमन
स्वा. गार्डमन

13 OCT 2023

5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ 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.

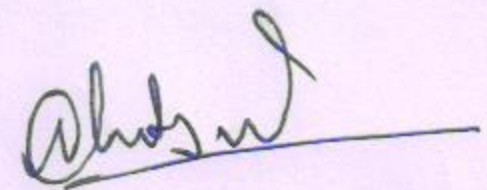
ASHISH AGARWAL

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 on 13-10-2025



ASHISH AGARWAL

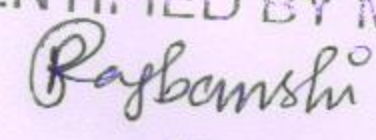
Deponent



Solemnly Affirmed & Declared
before me on Identification

SUBIR BARDHAN
NOTARY GOVT. OF INDIA
Siliguri, Darjeeling

AFFIDAVIT
Solemnly Affirmed before me
by Ashish Agarwal
of Siliguri
Identified by R. Raybanshi
This the 13th day of October 2025

IDENTIFIED BY ME

ADVOCATE
13/10/25

13 OCT 2025