

SL. No. SL 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



FORM-B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sunil Agarwal duly authorized by the promoter of the proposed project Town Square Phase III vide its authorization dated 01.04.2025.

I, Sunil Agarwal, S/o Late Mahabir Prasad Agarwal, aged 57-year, R/o Flat No. 3A, 3rd Floor, Block P, Sherwood Estate, 169, NSC Bose Road, Post Office- Narendrapur, Police Station – Sonarpur, Kolkata-700105 duly authorized by the promoter of the proposed project Town Square Phase III, do hereby solemnly declare, undertake and state as under:

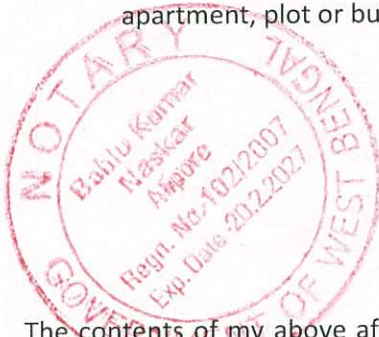
1. That Almits Developers LLP has a legal title to the land on which the development of the project is to be carried out
And

1.8 AUG 2025

18 AUG 2025

a legally valid authentication of the 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 promoter is 31-12-2032.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



Sikaramal

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 18th day of August 2025

Solemnly Affirmed & Declared
Before me on Identification

B K Naskar

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No - 102, 2007
Govt. of West Bengal

Sikaramal

Deponent

IDENTIFIED BY ME

[Signature]
Advocate

8 AUG 2025