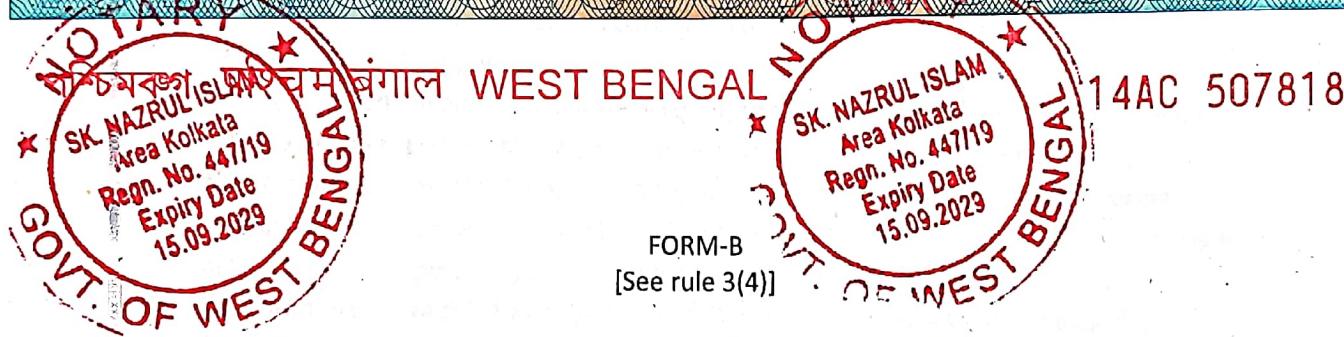
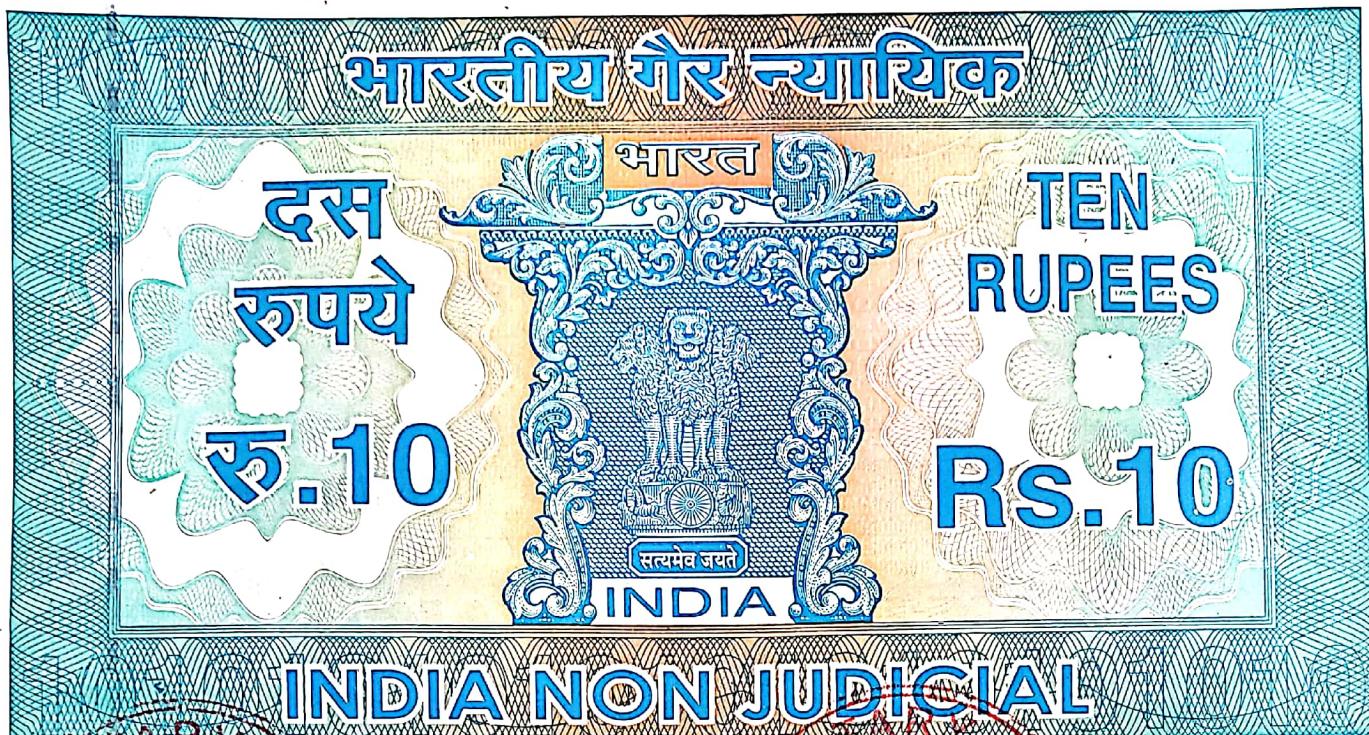


S.L. NO. 63



14AC 507818

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Manish Kumar Sharma duly authorized by the promoter of the proposed project NATURAL TULIP vide its authorization dated 15.10.2025.

I, Manish Kumar Sharma S/o Mahesh Kumar Sharma aged 43 R/o 5B, Judges Court Road, Kolkata - 700027 duly authorized by the promoter of the proposed project NATURAL TULIP, do hereby solemnly declare, undertake and state as under:

1. That /I promoter has/have a legal title to the land on which the development of the project is proposed
OR
That 1) COMPANION TRADERS PRIVATE LIMITED, 2) COMPASS VINIMAY PRIVATE LIMITED, 3) BRIGHTEX MERCHANTS PRIVATE LIMITED, 4) CITILINE VYAPAAR PRIVATE LIMITED, 5) APURVA COMMOTRADE PRIVATE LIMITED, 6) ANJANI MARKETING PRIVATE LIMITED, 7) AJANTA DEALERS PRIVATE LIMITED, 8) KUSUM AGENTS PRIVATE LIMITED, 9) LAXMI TRADECON PRIVATE LIMITED, 10) MILESTONE DISTRIBUTORS PRIVATE LIMITED, 11) NEPTUNE DEALERS PRIVATE LIMITED, 12) NUTSHELL MARKETING PRIVATE LIMITED, 13) ORACLE COMMERCE PRIVATE LIMITED, 14) PURBASHA MERCHANTS PRIVATE LIMITED, 15) GENTEX COMMERCE PRIVATE LIMITED, 16) JETAGE VINIMAY PRIVATE LIMITED,

25 NOV 2025



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ANANI KUMAR ROY
Advocate
Shankar Roy Road,
Calcutta-700 001

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17) SYMPHONY COMMODITIES PRIVATE LIMITED, 18) SOLIDEX VINIMAY PRIVATE LIMITED, 19) FRONTRADE VINIMAY PRIVATE LIMITED, 20) GOODWIN SALES AGENCY PRIVATE LIMITED, 21) GOODWILL VINIMAY PRIVATE LIMITED, 22) FINETRADE SALES AGENCIES PRIVATE LIMITED, 23) GENTEX TRADING PRIVATE LIMITED, 24) INTEGRAL VINIMAY PRIVATE LIMITED, 25) DIGNITY TRADERS PRIVATE LIMITED, 26) GAINWELL SUPPLIERS PRIVATE LIMITED, 27) ULEKH SALES AGENCY PRIVATE LIMITED, 28) S N TOWERS PRIVATE LIMITED, 29) NATURAL TOWERS PRIVATE LIMITED, 30) LORD SINHA DEVELOPERS PRIVATE LIMITED has a legal title to the land on which the development of the project is to be carried out

And

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 **30-JUNE-2028**.
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 utilized 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.

JAI ACQUET TRADING (P) LTD.

[Signature]
Director

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 25th day of Nov'2025

[Signature]
Solemly affirmed and
Declared before me on the
Identification of the Advocate

JAI ACQUET TRADING (P) LTD.

[Signature]
Director

Deponent

[Signature]
Identified by me
Anita Ray
Advocate

[Signature]
SK Nazrul Islam Notary
Notary, Govt. of W.B. Notary
Govt. No. 447/19
City Civil Court, Calcutta

25 NOV 2025

