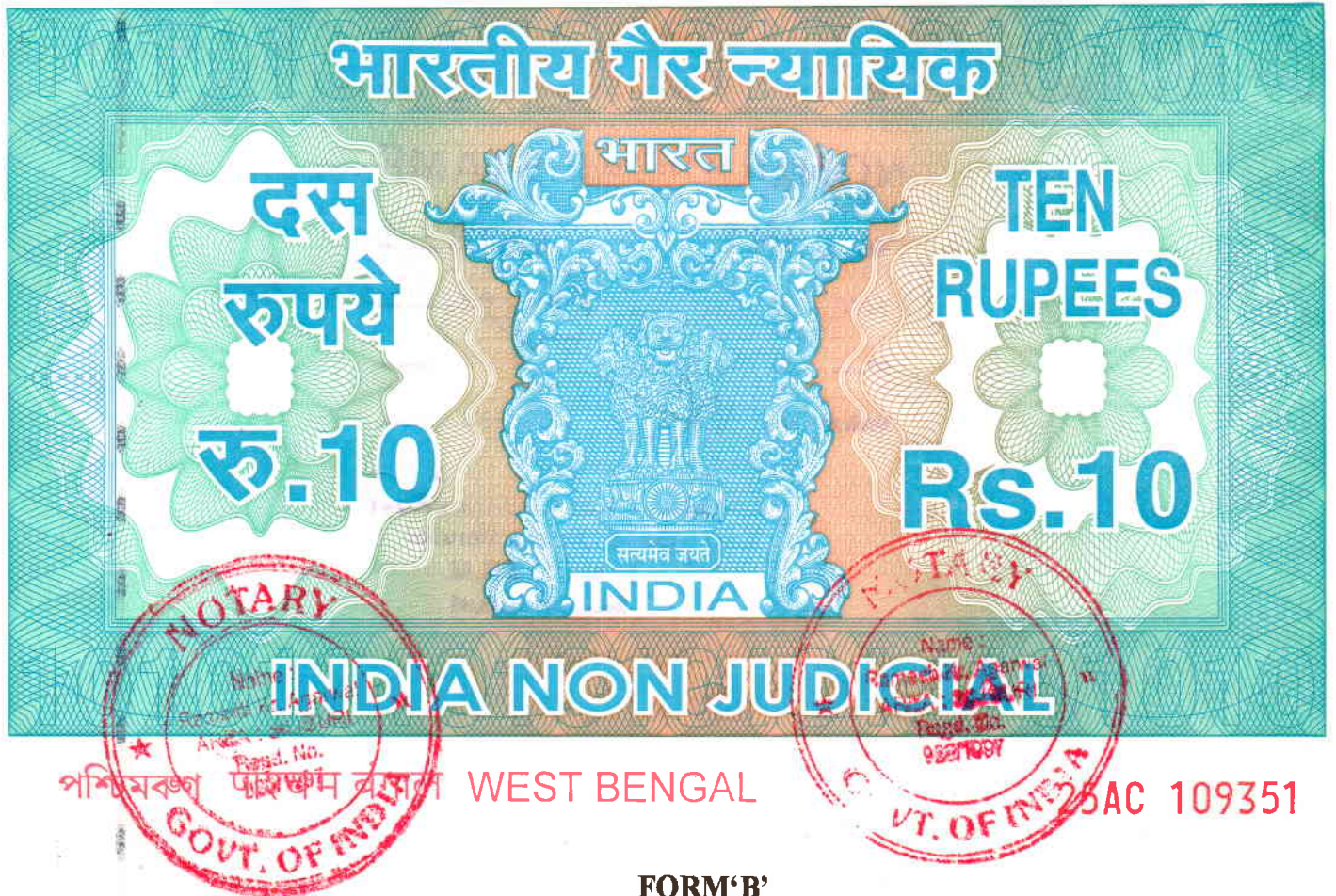




FORM 'B'
[See Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI SAURABH EIRAN**, S/o Suresh Agarwal, duly authorized by the promoter of the proposed project.

I, **SRI SAURABH EIRAN**, S/o Suresh Agarwal, residing at J2 Block C Shyam Vatika, Shyam Mandir Lane, Sky View Hotel, Siliguri – 734001, West Bengal, designation Partner of **M/s Pragati Constructions**, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, 1a. Smt. Gita Chakraborty, w/o Late Ashoke Chakraborty, b. Sri Amlaan A Chakraborty Alias Amlan Chakraborty, s/o Late Ashoke Chakraborty, 2. Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty, s/o Late Nibaran Chakraborty, 3a. Smt. Samapti chakraborty, w/o late ashish chakraborty, b. Sri Swarnakamal Chakraborty, s/o Late Ashish Chakraborty, And c. Smt. Ankita chakraborty alias Ankita Banerjee, d/o Late Ashish Chakraborty has a legal title to the land on which the development of the proposed project is to be carried out,

AND

A legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

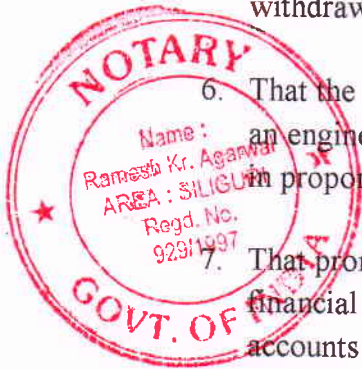
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Pragati Constructions

Saurabh Eiran

Partner Page 1 | 2

2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by the promoter is 31/12/2029.
4. That seventy percent of the amount realised by promoter for there all 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 amount 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 approval sometime, from the competent authorities.
9. That promoter have/has furnished such other documents as have been prescribed 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.
11. That promoter shall not abide the provision in section 17 with clause (n) of section 2 relating to common area.



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 Siliguri on this 12th Day of February, 2026

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

20 FEB 2026

Identified by me:

Advocate / Siliguri

Pragati Constructions

Partner

Deponent