



पश्चिम बंगाल WEST BENGAL

FORM-B
[see rule 3(4)]KOLKATA
SHYAM NARAYAN PANDEY
REGN. NO 13324/2018
AC 196968AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Manish Kumar Sharma duly authorized by the promoter of the proposed project vide his authorization dated 09.06.2023

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

1. That Natural Awas Private Limited, Aarti Highrise Private Limited, Daruja Enclave Private Limited and Sudhapati Projects Private Limited have 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 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 4th June 2030.
4. That seventy per cent of the amounts realised 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.

For ACQUET TRADING (P) LTD.

Director

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For ACQUET TRADING (P) LTD.

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 13th day of JUNE, 2025

Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate

SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018

16.06.2025

16 JUN 2025



For ACQUET TRADING (P) LTD.

Director
Deponent

Identified by me,
Nabendu Deb Roy
Advocate.