

पश्चिम बंगाल WEST BENG

FORM-B [see rule 3(4)] AC 196968

SHYAM NARAYAN PANDEY REGN, NO 13824/2016

KOLKATA

ffidavit cum Declaration of Mr. Manish Kumar Sharma duly authorized by the promoter of the proposed project videhis authorization dated 09.06.2023

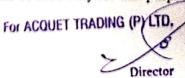
sh Kumar Sharma Son of Mahesh Kumar Sharma aged 43 years R/o 5B, Court Road, Kolkata - 700027 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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 is4th 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



- 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- shall be withdrawn in proportion to the percentage of completion of the project. 6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 aparticular 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)

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 13thday of JUNE, 2025

> Solemnly Affirm & Declared Before Me en Identification of Ld. Advocate

HOTARY, GOVT. OF INDIA REGH. NO. 13824/2018

1.6 JUN 2025

YAM NARAYAN PANDEY REGN NO 13824/2018

FOR ACQUET TRADING (P) LTD.

Director

Deponent

Identified by me, Nabonita Del Roy

