

S. L. No.... 51/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

35AA 038481

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr.Satish Kumar Bagaria duly authorized by the promoter of the proposed project Nakshatra Towers vide its authorization dated 20.05.2025 .

I, Satish Kumar Bagaria S/o Lt.Binod Kumar Bagaria aged 50 years resident of 40,N.S.B Road, Raniganj , P.O.& P.S - Raniganj, District- Burdwan, West Bengal, Pin -713347 duly authorized by the promoter of the proposed project Nakshatra Towers do hereby solemnly declare, undertake and state as under:

1. That Saachi Developers have a legal title to the land on which the development of the project is proposed
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 30.05.2028 .
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



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25 MAY 2025

Saachi Developers
Sati Kr. Bagaria
Partner

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Saachi Developers
Satish Kr. Bagumra
Partner
Deponent

Verification

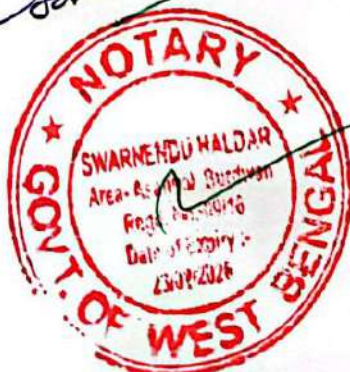
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom
Verified by me at Howrah on this 25th day of 2025.

Saachi Developers
Satish Kr. Bagumra
Partner
Deponent

Solemnly Affirmed & Declare
before me on identification

[Signature]
Swarnendu Halder
Govt. of W. B., Asansol Court
Regd. No. - 09/16

*Identified by me
Swarnendu Halder*



25 MAY 2025