

पश्चिम बंगाल WEST BENGAL

AR 773565

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Naresh Agarwal promoter of the proposed project / duly authorized by the promoters of the proposed project, vide its/his/their authorization dated 15.04.2024;

I, Mr. Naresh Agarwal, S/o Late Ram Singh Agarwal, aged 55 years R/o D-2, Block-1, 2nd Floor, Universe Apartment, P.O. Sevoke Road, Siliguri – 734 001, West Bengal, promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Shri. Shyamal Roy has a legal title to the land on which the development of the on-going project is carried out
AND
a legally valid authentication of title of such land along with the 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 me/promoter is 14.11.2026.
4. That seventy per cent of the amounts realised by me/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.

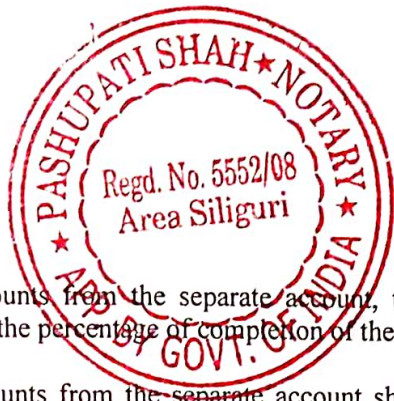
Naresh Agarwal

Craftsman Ventures
Naresh Agarwal
Partner

Solemnly Affirmed & Declare
Before me on Identification
01/06/24
Pashupati Shah
NOTARY SILIGURI

NO. 3698 DATED 30/5/24
SOLD TO *Craftman Verma*
OF *H*
RUPEES *100*

S. K. Sarkar
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No. 8/1975



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

Craftsman Ventures

[Signature]
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 Siliguri on this 31st day of May 2024.

Craftsman Ventures

[Signature]
Partner
Deponent

AFIDAVIT
Solemnly affirmed before me
by *[Signature]*
Identified by *[Signature]*
this the *[Signature]* day of *[Signature]* 2024.

Solemnly Affirmed & Declared
Before me on Identification
30/06/24
Pashupati Shah
NOTARY SILIGURI

IDENTIFIED BY ME
[Signature]
ADVOCATE, SILIGURI