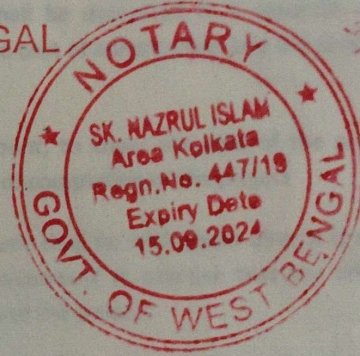
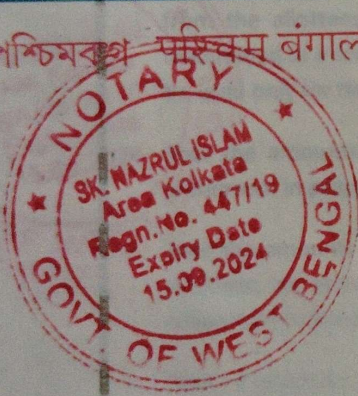


SL No. 103



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 445148



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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Smt. Nitu Agarwal, Designated Partner of DHANAVRDDHA UDYOG LLP (LLPIN - AAZ-9523) promoter of the proposed project "ARANYA KUTIR" at Premises No. 7, Nanda Lal Bose Lane, Kolkata - 700003, PS - Shyampukur, PO - Bagbazar, Under Ward No. 7 of Borough - I of KMC, WB, India

25 JUL 2024

DHANAVRDDHA UDYOG LLP
Nitu Agarwal
Designated Partner

I, Nitu Agarwal, Designated Partner of DHANAVRDDHA UDYOG LLP (LLPIN - AAZ-9523) promoter of the proposed project "ARANYA KUTIR" at Premises No. 7, Nanda Lal Bose Lane, Kolkata – 700003, PS – Shyampukur, PO – Bagbazar, Under Ward No. 7 of Borough – I of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our firm **DHANAVRDDHA UDYOG LLP (LLPIN - AAZ-9523)** has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between land owners namely **Sri Pawan Kumar Agatwal & Smt. Shikha Aganual**, and our firm **DHANAVRDDHA UDYOG LLP (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 **30-04-2026**
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

DHANAVRDDHA UDYOG LLP

Nitu Agarwal

Designated Partner

Deponent

25 JUL 2024

Verification

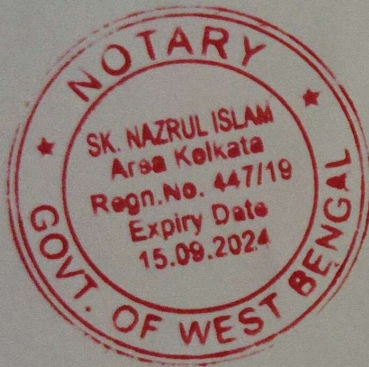
I, Nitu Agarwal, daughter of Mahabir Prasad Agarwal, wife of Pawan Kumar Agarwal, Resident of 1/16D, Olai Chandi Road, Belgachia, Kolkata - 700037, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 5th day of July, 2024

DHANAVRDDHA UDYOG LLP

Nitu Agarwal
Designated Partner

Deponent



IDENTIFIED BY ME

Kabirul Islam
1250/195
ADVOCATE

Solemnly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CrPC

[Signature]
Notary

SK. Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

25 JUL 2024