

12 SEP 2023



पश्चिम बंगाल WEST BENGAL

74AB 762194

N B DEVELOPERS  
*Arundhan*  
Partner

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

Affidavit cum Declaration

*R. Chakraborty*  
Advocate, Siliguri

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792  
12 SEP 2023

**NON JUDICIAL STAMP**

25 AUG 2023

Sl. No. 5912 Dated \_\_\_\_\_  
Name N B DEVELOPER  
of MS  
Value Rs. 10/- (Rupees Ten only)

*Bss*  
Baby Saha  
Govt. Stamp Vendor  
Siliguri Court  
License No. 172/RM. dated 24/07/2015



FORM No. 3 (A)  
Affidavit Declaration

সিদ্ধান্তিত  
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Affidavit cum Declaration of **Mr. AMAN AGARWAL** Partner of **N B DEVELOPERS** Promoter of the proposed project **RATNA HOMES** / duly authorized by the promoter of the proposed project

I, **Mr. AMAN AGARWAL** Partner of **N B DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, **N B DEVELOPERS** have / 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 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 31/12/2025.
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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

**N B DEVELOPERS**  
*Amangyal*  
Partner

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792  
12 SEP 2023

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.



AMAN AGARWAL  
*Aman Agarwal*  
 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 on 12.09.2023

AMAN AGARWAL  
*Aman Agarwal*  
 Partner  
 Deponent

**AFFIDAVIT**

Solemnly Affirmed before me  
 by Aman Agarwal  
 of Siliguri  
 Identified by R. Chakraborty  
 This the 12th day of Sept 2023  
 at AM/PM

*Debashish Chakraborty*  
 Notary Govt. of India  
 Siliguri, Darjeeling  
 Regd. No. 13792  
**12 SEP 2023**

IDENTIFIED BY ME  
*R. Chakraborty*  
 Advocate, Siliguri  
 R. Chakraborty  
 Advocate, Siliguri