



74AB 603390

For Urban Builders
Renu Nangia
Proprietor

AFFIDAVIT CUM DECLARATION

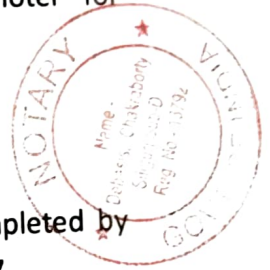
Affidavit cum Declaration of Mrs. Renu Nangia, C/o of Krishankant Nangia (bearing PAN NO –ABSPN2465P and AADHAAR NO 4839 3873 2374) Hindu by Religion, Indian by Nationality, Business-women by Occupation, Resident of 277, Meghnath Saha Sarani, Near Seva Kendra, Pradhan Nagar, Champasari, Darjeeling, West Bengal - 734003 Proprietor of “URBAN BUILDERS” having its office address at H.No.37/2399, Sevoke Road, 2.5 Mile, Ward No 42, Siliguri, Darjeeling, West Bengal – 734001 and promoters of the proposed project “SANVI RESIDENCY” duly authorized by the promoter of the said project vide its/her/his/their authorization dated 15-01-2024.

22 MAR 2024

Debasish Chakraborty
Notary, Siliguri
Appointed by Govt. of India
Regd. No. 15792

I, **Mrs. Renu Nangia** the Proprietor of "**URBAN BUILDERS**" the promoter of the proposed project "**SANVI RESIDENCY**" does hereby solemnly declare, undertake and state as under:

1. That **URBAN BUILDERS** has 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 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 for **Block -1 is 31/12/2024 and Block-2 is 31/12/2027.**
4. That seventy percent of the amounts realized by 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the



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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.

For Urban Builders
Renu Nayak's
Proprietor

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri on this 15th day of Jan 2024

For Urban Builders
Renu Nayak's
Proprietor

Deponent

AFFIDAVIT
Solemnly Affirmed before me
by R. Nayak
Of R. Chakrabarty & Co.
Identified by R. Chakrabarty & Co.
This the 22nd day of March 2024

IDENTIFIED BY ME
R. Chakrabarty
RAJORSHI CHAKRABORTY
ADVOCATE, SILIGURI



22 MAR 2024

Debasish Chakraborty
Notary, Siliguri
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