

পশ্চিমবঙ্গ ন্যায়ালয় WEST BENGAL

74AB 640642



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of AJIT KUMAR AGARWAL [PAN NO.ACFPA2427G]
[AADHAR NO.5876 9590 8619], son of Late Raj Kumar Agarwal, by Faith- Hindu, by
Occupation- Business, by Nationality- Indian and residing at Usha Villa, 1st Floor,
Ashrampara, Siliguri PIN 734001 in the District of Darjeeling, West Bengal,
Director of "VATSIN REAL ESTATE PVT LTD" and being the promoter of
the proposed project.

Solemnly Affirmed & Declared
Before me on Identification

Cont...P-2

S.No. 222 Date 03/05/2023
Sold to Vatsim Real Estate Pvt Ltd
OF sh
Rs. 10/- (Rupees) Ten only

B. R. Ghosh
(B.R. Ghosh)
Stamp Vendor,
Siliguri Court
L. No. R. M/106/1993
Darjeeling

STAMP MINT

Stamp
03/05/2023

I, AJIT KUMAR AGARWAL, Proprietor of "VATSIN REAL ESTATE PVT LTD" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That MR. ASHIM GHOSHAL (PAN NO.AXGPG7739K) & MR. BHITO GHOSHAL (PAN NO.ATKPG4055E) have 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 the promoters is (31.12.2026).

4. That seventy per cent of the amounts realized by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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

Notary Affirmed & Declared
Before me on Identification

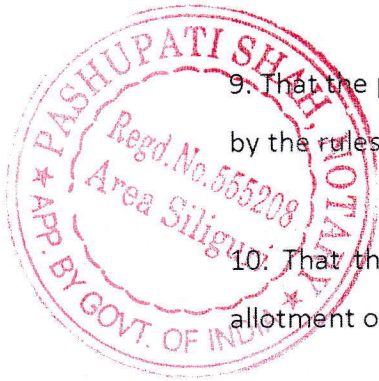


shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



✓ [Signature]
Deponent

The contents of the 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 10TH day of MAY, 2023.

AFFIDAVIT
Solemnly Affirmed before Me
by [Signature]
of [Signature]
Identified by [Signature]
This the 10th day of May 2023

✓ [Signature]
Deponent
Identified by me
[Signature]
[Signature]

Solemnly Affirmed & Declared
Before me on Identification
[Signature]
Pashupati Shan
NOTARY SILIGURI

Advocate