

**FORM-B**  
[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. Shyam Agarwal, one of the partner of the firm, Eastwood, promoter of the proposed project.**

I, Shyam Agarwal, S/o Sri Ram Lal Agarwal, Age 54 Years, Address – Basant Bihar Complex, Don Bosco School Road, Siliguri – 734001, one of the partners of the firm, Eastwood, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri Vinod Kumar Goyal, 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 the 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.

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

EAST WOOD

Partner

21 JAN 2023

# NON JUDICIAL STAMP

30 DEC 2022

Sl. No. 6025 Dated .....

Name Eastwood .....

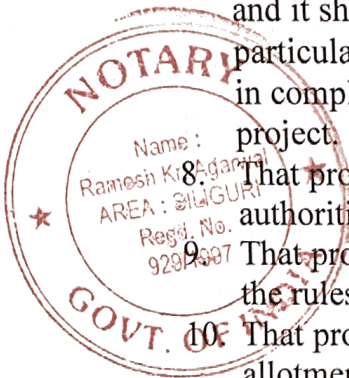
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Value Rs. **100/-** (Rupees **One hundred only.**)

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

EAST WOOD  
8/2

3. That the time period within which the project shall be completed by promoter is 28-07-2025.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



**EAST WOOD**  
*Raja 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 at Silguri on this 24th day of January 2023

**EAST WOOD**  
*Raja Agarwal*  
 Partner  
 Deponent

SOLEMNLY AFFIRMED & DECLARED  
 BEFORE ME ON IDENTIFICATION

*Ramesh Kr. Agarwal*  
 Ramesh Kr. Agarwal  
 NOTARY  
 SILIGURI

Identified by me:  
*[Signature]*  
 Advocate / Siliguri

24 JAN 2023