

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

30AA 567951



NOTARY DEVELOPERS

Handwritten signature

BEFORE THE NOTARY PUBLIC AT SILIGURI.

AFFIDAVIT CUM DECLARATION

Handwritten signature
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No.- 13778

28 MAR 2023

NON JUDICIAL STAMP

Sl. No. 6111 Dated 28-3-22

Name Real Home Developers

of [Signature]

Value Rs. **20/-** (Rupees Twenty only)

[Signature]
Baby Saha
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM, dated 24/07/2014

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **BIJAY AGARWAL** Partner of **M/s REAL HOME DEVELOPERS** Promoter of the proposed project **EUROPA** / duly authorized by the promoter of the proposed project

I, Mr. **BIJAY AGARWAL** Partner of **M/s REAL HOME DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SRI PARAMESHWAR RAO NALLA S/O LATE KRISHNA MURTHY NALLA, SMT JAYA RAO NALLA W/O SRI PARAMESHWAR RAO NALLA & ASTAVINAYAK INFRAPROPERTIES PRIVATE LIMITED** have/has a legal title to the land on which the development of the proposed project is to be carried out

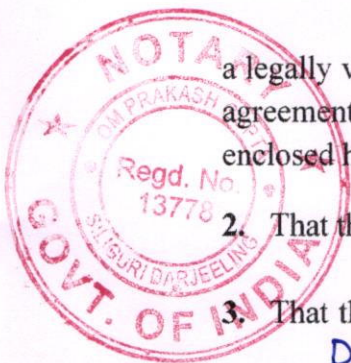
AND

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 me/ promoter is DEC 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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

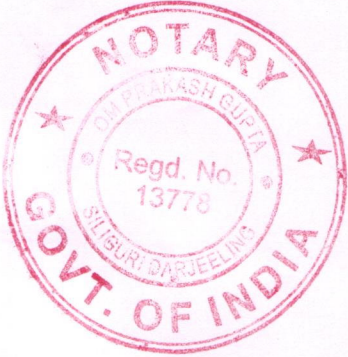
28 MAR 2023

REAL HOME DEVELOPERS
PARTNER



Om Prakash Gupta
Notary Govt. of India
Siliguri, Darjeeling
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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.



REAL HOME DEVELOPERS

Signature

BIJAY 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 _____

AFFIDAVIT
Solemnly Affirmed before me
By *Biyan Agarwal*
On *28th* Day of *Mar* 20*23*
Certified by *R. Chatterjee*

REAL HOME DEVELOPERS

Signature

PARTNER

BIJAY AGARWAL

Deponent

Signature
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No.- 13778

IDENTIFIED BY ME
Signature
ADVOCATE / SILIGURI

28 MAR 2023