

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL

74AB 555469

NB DEVELOPERS  
Partner

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

Affidavit cum Declaration

CHANDAN MANSINGKA  
Advocate, Siliguri

OM PRAKASH GUPTA  
Notary Govt. Of India  
Siliguri, Darjeeling  
Regd. No.- 13778  
02 DEC 2023



# NON JUDICIAL STAMP

23 NOV 2023

Sl. No. 3676 Dated \_\_\_\_\_  
Name N B Developero  
of \_\_\_\_\_  
Value Rs. 10/- (Rupees) **Ten only**

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



FORM 'B' (see rule 3 (f))  
Affidavit cum Declaration

OM PRAKASH GUPTA  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13778  
02 DEC 2023



Affidavit cum Declaration of **Mr. AMAN AGARWAL** Partner of **N B DEVELOPERS** Promoter of the proposed project **NIRVANA** / 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 30/04/2026.
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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.

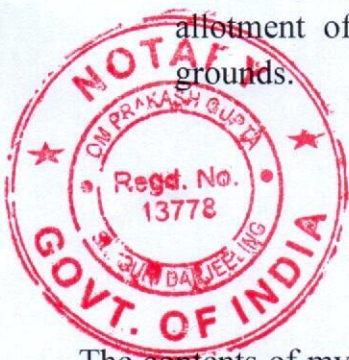
**N B DEVELOPERS**  
*Amant Aggarwal*  
Partner

*Om Prakash Gupta* 02 DEC 2023  
**OM PRAKASH GUPTA**  
Notary Govt. Of India  
Siliguri, Darjeeling  
Regd. No.- 13778



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.



N B DEVELOPERS  
*Amantgwal*  
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 02 DEC 2023

N B DEVELOPERS  
*Amantgwal*  
AMAN AGARWAL Partner

Deponent

*Om Prakash Gupta*  
OM PRAKASH GUPTA  
Notary Govt. Of India  
Siliguri, Dooars  
Regd. No.- 13778  
02 DEC 2023

IDENTIFIED BY ME  
*Chandan Mansingka*  
Advocate, Siliguri  
CHANDAN MANSINGKA  
Advocate, Siliguri

**AFFIDAVIT**  
Solemnly Affirmed Before me  
By *Mr. Aman Agarwal*  
Of *Siliguri*  
Identified by *Chandan Mansingka*  
This the *02nd* day Of *Dec* 20*23*