



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 681612



BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

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

09 MAR 2023

NON JUDICIAL STAMP

L. NO. 578 DATE 9/3/23

NAME M/s. N B Developers

OF [Signature]

Rs. 10 RUPEES TEN ONLY

SANJIT KUMAR ROY
Stamp Vender
Siliguri Court
L. NO. 189KM/2018

TEN
RUPEES

Rs. 10

INDIA

NON JUDICIAL

STAMP

WEST BENGAL



BEFORE THE NOTARY PUBLIC AT SILIGURI

NOTARY PUBLIC

06 MAR 2023

OM PRAKASH GUPTA
Notary Govt. of India
Siliguri, West Bengal
Roll No. 13718

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. AMAN AGARWAL** Partner of **M/s N B DEVELOPERS** Promoter of the proposed project **ANANDA** / duly authorized by the promoter of the proposed project

I, **Mr AMAN AGARWAL** Partner of **ANANDA** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / **promoter M/s 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 30th December 2024.

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Am

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
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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.
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

Amant Ag

Partner

AMAN AGARWAL

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..... *A. Aggarwal*
Of..... *Deputy*
Certified.....
This the *9th* Day of *Feb* 20*23*

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

09 MAR 2023

N. B. DEVELOPERS

Amant Ag

Partner

AMAN AGARWAL

Deponent

IDENTIFIED BY ME
Chs
ADVOCATE / SILIGURI