

भारतीय गैर न्यायिक

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रुपये  
रु. 10

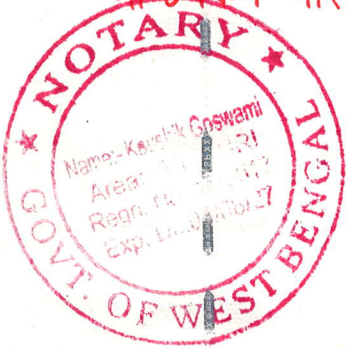


TEN  
RUPEES  
Rs. 10

INDIA NON JUDICIAL

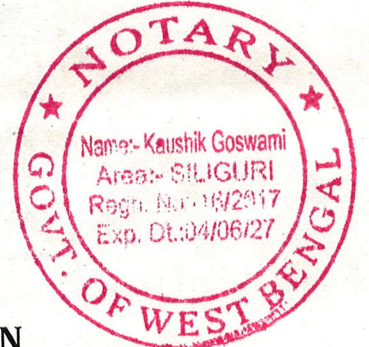
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

79AB 940509



*Debabrata Sarkar*

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



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **Mr. Debabrata Sarkar, S/o Ishwar Bhabataran Sarkar (bearing PAN: AKOPS3890E and Aadhaar No. 4267 1093 9786)** Hindu by religion, Indian by nationality, businessman by occupation, residing at Binayak Apartment, Meghnath Saha Sarani, Pradhan Nagar, Dist. Darjeeling, Siliguri, West Bengal-734003, one of the partners of firm, "Utkarsh Estates", a partnership firm, having its Office address at Shelcon Plaza, Sevoke Road Siliguri, Dist. Darjeeling, Siliguri, West Bengal-734001 and promoter of the proposed project, "UTKARSH ESTATES", duly authorized by the promoter of the proposed project vide its authorization dated 07.12.2023.

**KAUSHIK GOSWAMI**  
Notary, Govt of West Bengal  
Siliguri, Darjeeling  
Reg. No : 16 / 2017  
Exp Dt. 04 / 06 / 2027

**29 MAR 2024**





I, **Mr. Debabrata Sarkar**, partner of "**UTKARSH ESTATES**", duly authorized by the promoter of the proposed project, "**UTKARSH**", do hereby solemnly declare, undertake and state as under:

1. That **SRI ASHOK KUMAR AGARWAL, SMT. MUNNI DEVI AGARWAL** and **SMT. POOJA AGARWAL** has a legal title to the land on which 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 promoter is **31.03.2026**.
4. That seventy per cent of the amounts realized by 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 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 utilized 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.

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Debabrata Sarkar  
Of Pradhan Nagar  
Identified by Sanchita Khetaawat  
This the 29TH day of March 2024

Debabrata Sarkar

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 Siliguri on this 29TH day of March, 2024.

**KAUSHIK GOSWAMI**  
Notary, Govt of West Bengal  
Siliguri, Darjeeling  
Reg. No: 16 / 2017  
Exp Dt. 04 / 06 / 2027

**29 MAR 2024**

Identified by me  
Sanchita Khetaawat  
Advocate, Siliguri

Debabrata Sarkar

Deponent