



पश्चिम बंगाल WEST BENGAL

74AB 733394

BEFORE THE NOTARY PUBLIC AT SILIGURI

FORM 'B' (See Rule 3 (4))

AFFIDAVIT CUM DECLARATION

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PARAS DEVELOPERS
Paras
PARTNER

Dobrajit Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
20 APR 2023

NON JUDICIAL STAMP

Sl. No. 1518 Dated 20 APR 2023

Name Rupesh Sr. Agoni

of _____

Value Rs. 10/- (Rupees) Ten only

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

PARAS DEVELOPERS
Rupesh
PARTNER

Produced in accordance with the provisions of Section 17(1) of the Indian Stamp Act, 1899.
17/2/RM/2015

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SRI RUPESH KUMAR AGARWAL** Partner of **M/s PARAS DEVELOPERS** Promoter of the proposed project **PARAS CENTRAL** / duly authorized by the promoter of the proposed project

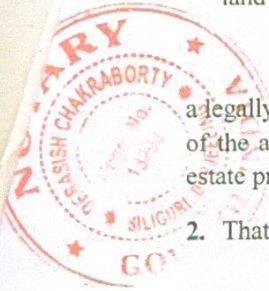
I, **Mr. SRI RUPESH KUMAR AGARWAL** Partner of **PARAS CENTRAL** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter **M/s PARAS 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 **31.08.2025**.
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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
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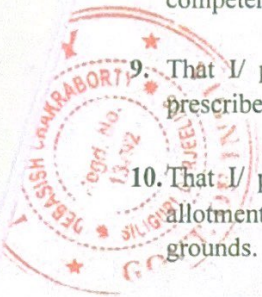
PARAS DEVELOPERS
Rupesh
PARTNER

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.



RUPESH KUMAR AGARWAL

Deponent Verification
PARAS DEVELOPERS
Rupesh

PARTNER

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

PARAS DEVELOPERS
Rupesh

PARTNER

Verified by me on _____

RUPESH KUMAR AGARWAL

Deponent

AFFIDAVIT

Solemnly Affirmed before me

By *Rupesh Kumar Agarwal*
of *Paras Developers*
Identified by *Rupesh*
this the *20* Day of *April* 20*23*
At *ac* am/pm

IDENTIFIED BY ME
Rupesh
ADVOCATE, SILIGURI

D
Debanshi Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

20 APR 2023