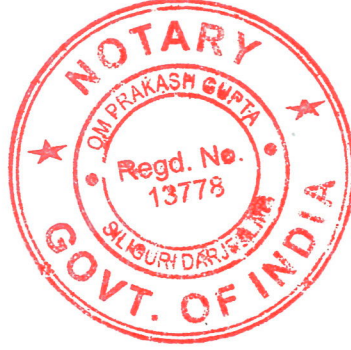


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 947581



SHYAM DEVELOPERS
Satyajit Ghosh
PARTNER

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

.23 MAY 2023

Om Prakash Gupta

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



29/6/9 DATED 24/3/20
SCALE TO Adv Dewan Shri Dev Tilak
OF 86
RUPEES 100

Devi
STATE JENDUR,
A.O.S.R. Office, Siliguri
1/6/3/1978



FORM "B"

{ See rule 3(4) }

SHYAM DEVELOPERS
Sanjib Agarwala
PARTNER

Affidavit Cum Declaration

Affidavit cum Declaration of Sri Sanjib Agarwala duly authorized by the promoter of the proposed project, vide his authorization dated 22/05/2023.

I, **Sri Sanjib Agarwala S/o Late Amilal Agarwala aged about 52 years residing at 55, M.R. Road, Khalpara, P.O. Siliguri Bazar & P.S.- Siliguri, Pin- 734001, Dist.- Darjeeling** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Babita Devi Agarwal & Others has a legal title to the land on which the development of the project is proposed

And

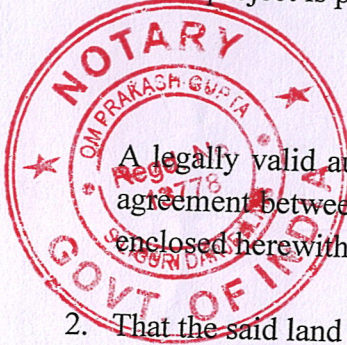
A legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed here with.

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 15-05-2026.
4. That seventy percent of the amounts realized by promoter for the real estate project from all 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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.

23 MAY 2023

Om Prakash Gupta

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



7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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

FOR SHYAM DEVELOPERS

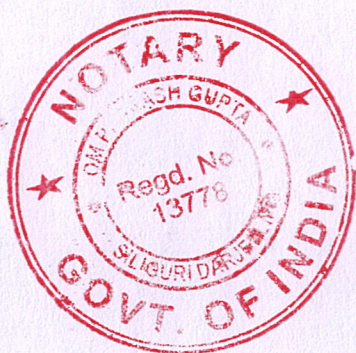
SHYAM DEVELOPERS

Sanjib Agarwala

PARTNER

[Sri Sanjib Agarwala]

Deponent



Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Siliguri, on this the 22th day of May, 2023.

AFFIDAVIT

Solemnly Affirmed before meⁿ

By... Sri Sanjib Agarwala

Of... Siliguri

Identified by... DeWANSHU DEV TIWARY

This the... 23rd Day of... May 2023

FOR SHYAM DEVELOPERS

SHYAM DEVELOPERS

Sanjib Agarwala

PARTNER

[Sri Sanjib Agarwala]

Deponent

23 MAY 2023

Prakash

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

I identified by me,
DeWANSHU DEV TIWARY
DEWANSHU DEV TIWARY
ADVOCATE SILIGURI
Enrol No. F-279/229 OF 2014