

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

74AB 567263

BEFORE THE LD. NOTARY PUBLIC AT SILIGURI

RUDRA DEVELOPERS
Ronak Agarwal
PARTNER

AFFI DAVIT cum DECLARATION

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah
Pashupati Shah
NOTARY, SILIGURI

Contd.....P/2

RUDRA DEVELOPERS

SITE ADDRESS: DEVI CHAUDHURANI ROAD, SILIGURI, DIST. JALPAIGURI,
OFFICE ADDRESS: RADHIKA BHAWAN, SEVOKE MORE, HILL CART ROAD,
SILIGURI, DIST. DARJEELING



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

Affidavit cum Declaration

Affidavit cum Declaration of **MR. RONAK AGARWAL** Partner **RUDRA DEVELOPERS** Promoter of the proposed project **PRITHVI ENCLAVE**/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Mr. RONAK AGARWAL** Partner of **RUDRA DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/S RUDRA 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 **02.06.2026**.

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

RUDRA DEVELOPERS
Ronak Agarwal
PARTNER

Solemnly Affirmed & Declared
Before me on Identification
Pashupati Shah
NOTARY, SILIGURI

RUDRA DEVELOPERS

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OFFICE ADDRESS: RADHIKA BHAWAN, SEVOKE MORE, HILL CART ROAD,
SILIGURI, DIST. DARJEELING**

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.

RONAK AGARWAL

Deponent Verification

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

RUDRA DEVELOPERS

Ronak Agarwal

PARTNER

Verified by me on 29-08-2023

RONAK AGARWAL

Deponent



Solemnly Affirmed & Declared
Before me on Identification

29/08/23
Pashupati Shah
NOTARY, SILIGURI

Identified by me

Nikhil Shah
(NIKHIL SHAH)
(Advocate/Siliguri)