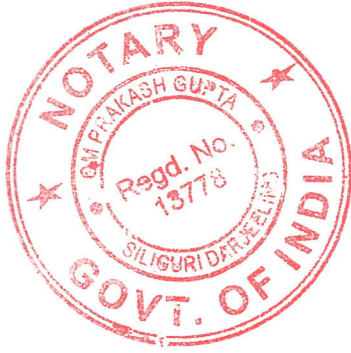


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AE 896810
SWARNMAHAL INFRAPROJECTS LLP
Rajendra S. Samik
PARTNER

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

06 MAY 2023

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



NO. 2967 DATE 24/3/78

SOLD TO Mr Dehghatan Der Tilay

OF _____ kg

RUPRES 60

S. K. Sarkar
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No. 8/1978

FORM "B"

{ See rule 3(4) }

Affidavit Cum Declaration

Affidavit cum Declaration of Sri Ratan Kumar Banik duly authorized by the promoter of the proposed project, vide his authorization dated 04/05/2023

I, **Sri Ratan Kumar Banik** S/o Late Gour Prasanna Banik aged **about 56 years** residing at **19, Shivram Sarani, Laketown, Siliguri, P.O. & P.S. Bhaktinagar** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Swarnmahal Infraprojects LLP 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 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 27th April, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

06 MAY 2023

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



SWARNMAHAL INFRAPROJECTS LLP
Raj Kumar Banik
PARTNER

withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 SWARNMAHAL INFRAPROJECTS LLP

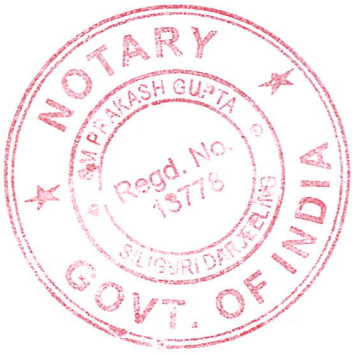
SWARNMAHAL INFRAPROJECTS LLP

Sri Ratan Kumar Banik

PARTNER

[Sri Ratan Kumar Banik]

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 4th day of May, 2023.

FOR SWARNMAHAL INFRAPROJECTS LLP

SWARNMAHAL INFRAPROJECTS LLP

Sri Ratan Kumar Banik

PARTNER

[Sri Ratan Kumar Banik]

Deponent

AFFIDAVIT
Solemnly Affirmed before me
By Sri Ratan Kumar Banik
Of Siliguri
Certified by Dewanshu Dev Tiwari
This the 06th Day of May 2023

06 MAY 2023

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

Identified by me
Dewanshu Dev Tiwari
DEWANSHU DEV TIWARY
ADVOCATE SILIGURI
Enrol No. F-279/229 OF 2014