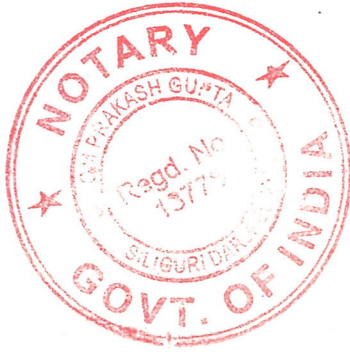


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 896811



DWARIKA & SITANI DEVELOPERS  
LLP  
*Saket Agrawal*  
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

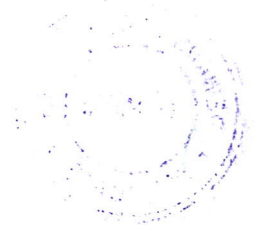
NO 2966 DATED 24/3/23

SOLD TO Adm Dewochitra Das Tiwary

OF at

RUPEES 100

*S. K. Sarkar*  
(S. K. Sarkar)  
STAMP VENDOR,  
A.D.S.R. Office, Siliguri  
I./No-8/1975



**FORM "B"**

**{ See rule 3(4) }**

**Affidavit Cum Declaration**

DWARIKA & SITANI DEVELOPERS  
LLP  
Saket Agarwal  
PARTNER

Affidavit cum Declaration of Sri Saket Agarwal duly authorized by the promoter of the proposed project, vide his authorization dated 05/05/2023

**I, Sri Saket Agarwal S/o Narendra Kumar Agarwal aged about 38 years residing S.F. Road, Jalpaimore, P.O. Siliguri Bazar, P.S. Siliguri, Dist.- Darjeeling, Pin- 734005** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :


1. That Kailash Nath Mittal & Asha Mittal has a legal title to the land on which the development of the project is proposed

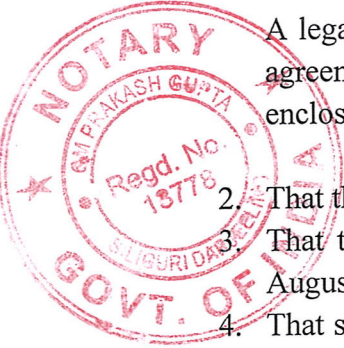
And

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 26<sup>th</sup> August, 2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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



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

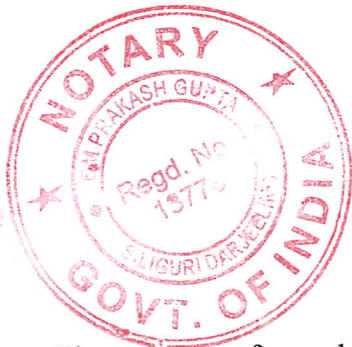
**FOR DWARIKA & SITANI DEVELOPERS LLP**

DWARIKA & SITANI DEVELOPERS

Saket Agarwal  
LLP  
PARTNER

[Sri Saket Agarwal]

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 5<sup>th</sup> day of May, 2023.

**AFFIDAVIT**  
Solemnly Affirmed before me  
By... Sri Saket Agarwal  
Of... Siliguri  
Identified by... Dewanshu Dev Tiwari  
This the... 6<sup>th</sup> Day of... May 2023

**FOR DWARIKA & SITANI DEVELOPERS LLP**

DWARIKA & SITANI DEVELOPERS

Saket Agarwal  
LLP  
PARTNER

[Sri Saket Agarwal]

Deponent

06 MAY 2023

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

I identified by me.  
Dewanshu Dev Tiwari

DEWANSHU DEV TIWARY  
ADVOCATE SILIGURI  
Enrol No. F-279/229 OF 2014