

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 175854



DARJEELING INFRACON PRIVATE LIMITED,

Nand Kumar Sengupta

DIRECTOR

BEFORE THE NOTARY PUBLIC AT SILIGURI


AFFIDAVIT

20 JUL 2023



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

NO. 2979 DATED 26/5/72
SOLD TO Dewan Shri Dew Tiwari
OF Siliguri
RUPEES 600


(S. K. Sarkar)
STAMP VENDOR,
A.D.S.B. Office, Siliguri
T/No. 8/1975

STAMP VENDOR'S SIGNATURE



FORM "B"

{ See rule 3(4) }

Affidavit Cum Declaration

Affidavit cum Declaration of Sri Naresh Kumar Agarwal duly authorized by the promoter of the proposed project, vide his authorization dated 20/07/2023

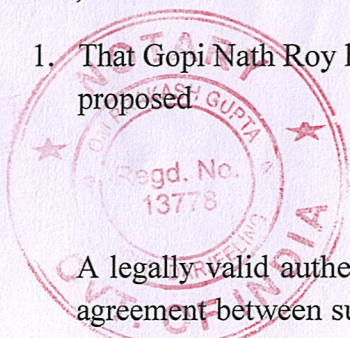
I, **Sri Naresh Kumar Agarwal, S/o late Keshoram Agarwal aged about 68 Years residing at Cigarette Company Compound, S.F. Road, Siliguri, Ward No- 26, Dist.- Darjeeling** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Gopi Nath Roy has a legal title to the land on which the development of the project is proposed

And

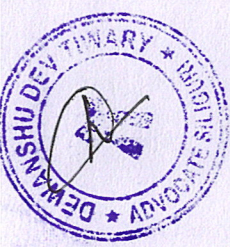
A legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 30th June, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.



20 JUL 2023

Prakash Gupta
Notary Public, India
Siliguri, Darjeeling
Regd 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 DARJEELING INFRACON PRIVATE LIMITED

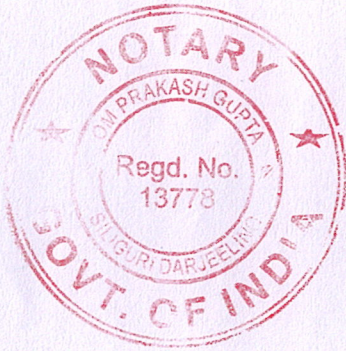
DARJEELING INFRACON PRIVATE LIMITED

Naresh Kumar Agarwal

DIRECTOR

[Sri Naresh Kumar 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 20th of July ,2023.

DARJEELING INFRACON PRIVATE LIMITED

Naresh Kumar Agarwal

DIRECTOR

FOR DARJEELING INFRACON PRIVATE LIMITED

[Sri Naresh Kumar Agarwal]

Deponent

AFFIDAVIT

Solemnly Affirmed before me
 By Naresh Kumar Agarwal
 Of Siliguri
 Identified by Devanshu Dev Tiwary
 This the 20th Day of July 2023

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

20 JUL 2023

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