

01 DEC 2023



पश्चिम बंगाल WEST BENGAL

AN 170661



RONAK REAL ESTATE  
Seema Agarwal  
PARTNER

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Seema Agarwal being representative for the promoter of the proposed project vide its authorization dated 01 December 2023.

R. Chakraborty  
Advocate, Siliguri

Debasis Chakraborty  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

01 DEC 2023

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# NON JUDICIAL STAMP

No. 642 Date 29.11.23

For Romik Real Estate

By [Signature]

Value Rs. 100/-

[Signature]  
Sudhanshu Saren Roy  
Govt. Stamp Vendor  
L. No. 173/R.M.  
Bhubaneswar Court

173RMEB

ROMIK REAL ESTATE

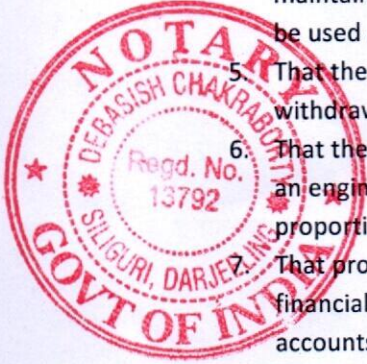


Stamp Vendor  
Sudhanshu Saren Roy  
Govt. Stamp Vendor  
L. No. 173/R.M.  
Bhubaneswar Court

01 DEC 2023

I, Seema Agarwal W/o Sanjiv Kumar Agarwal aged 53 years R/o Woolco Traders, Narayani Bhawan, Sevoke Road, Siliguri, 32- West Bengal – 734001 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri Inder Kumar Chandak and others have a legal title to the land on which the development of the project is to be carried out  
And  
a legally valid authentication of the 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 promoter is 13 September 2026.
4. That seventy per cent of the amounts realized by the 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.



Deponent

**RONAK REAL ESTATE**  
Seema Agarwal  
**PARTNER**

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom  
Verified by me at Siliguri on this 1<sup>st</sup> December of 2023.

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Seema Agarwal  
of Siliguri  
Identified by Debasis Chakraborty  
This the 01<sup>st</sup> Day of Dec 2023  
At Siliguri am/pm

Debasis Chakraborty  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792  
01 DEC 2023

Deponent

Debasis Chakraborty  
**IDENTIFIED BY ME**  
Advocate, Siliguri  
R. Chakraborty  
Advocate, Siliguri