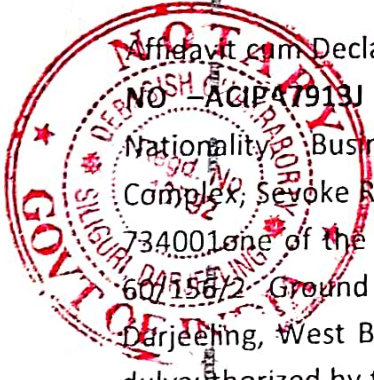


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 930224



Affidavit cum Declaration of Mr. Sandeep Agarwal, S/o of Chhabildas Agarwal (bearing PAN No. ACIP47913J and AADHAAR NO 5906 9222 4001) Hindu by Religion, Indian by Nationality, Businessman by Occupation, Resident of Premaangan, Panchwati Housing Complex, Sevoke Road, Jyoti Nagar, Ward No. 41, Siliguri (M. Corp), Jalpaiguri, West Bengal 734001 one of the Partner of "PRIME PROPERTY DEVELOPERS" having its office address at 60/156/2 Ground Floor, Millennium Centre, Opp LIC Building, Sevoke Road, Siliguri. Dist: Darjeeling, West Bengal- 734001 and promoters of the proposed project "ICONIC TOWER" duly authorized by the promoter of the said project vide its/her/his/their authorization dated 24-08-2023.

PRIME PROPERTY DEVELOPERS

Sandeep Agarwal
Partner

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

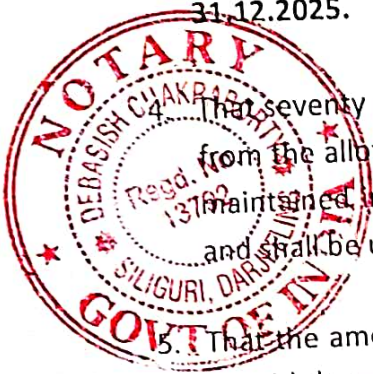
07 OCT 2023

I, Mr. Sandeep Agarwal the Partner of "PRIME PROPERTY DEVELOPERS" duly authorized by the promoter of the proposed project "ICONIC TOWER" do hereby solemnly declare, undertake and state as under:

1. That PRIME PROPERTY DEVELOPERS has a legal title to the land on which the development of the proposed project is to be carried out 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 not free from encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2025.

4. That seventy percent of the amounts realized by 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That I/promoter shall get the accounts audited within six months after 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.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
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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.

PRIME PROPERTY DEVELOPERS

Hardeep Agarwal
Partner

Deponent

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 24th day of August 2023

PRIME PROPERTY DEVELOPERS

Hardeep Agarwal
Partner

Deponent



07 OCT 2023

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