

पश्चिम बंगाल WEST BENGAL

75AB 146471

BEFORE THE NOTARY PUBLIC AT SILIGURI

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

*[Handwritten Signature]*  
YOGESH GOEL

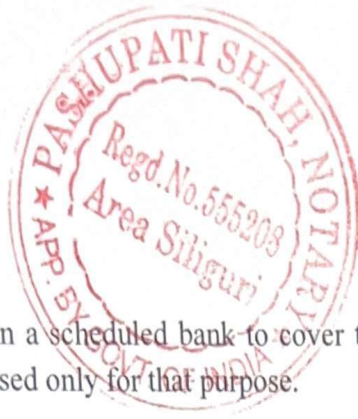
Affidavit cum Declaration of **Mr. Yogesh Kumar Goel**, Director of **FRESSIA ENCLAVE PRIVATE LIMITED** promoter of the proposed project "**SBM FRESSIA ENCLAVE**" (situated at Mouza-Malahar, J.L. No. 46, District Darjeeling, Block and Sub-Division, Matigara, R.S. Khatian- 359, 360,361, R.S. Plot 35/71, L.R. Plot 122,P.S. & P.O. Pradhan Nagar-734003 ) duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17.04.2023.

I, **Mr. Yogesh Kumar Goel** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 2 years i.e. - April, 2025 i.e. 30th April, 2025
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account

A.

निम्नलिखित आश्वासन/घोषणा  
मेरे सामने (Identification)  
27/04/23  
पंचुपति शान  
NOTARY SILIGURI



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That I / 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 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.
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.

*[Signature]*  
Deponent

(YOGESH GOEL)

Verification

I, **Mr. Yogesh Kumar Goel** S/o Ram Kumar Goel R/o 2½ Mile, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri do solemnly affirm and confirm that 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 26<sup>th</sup> day of April, 2023.

**AFFIDAVIT**  
Solemnly Affirmed before Me  
by Yogesh Kr. Goel  
at Siliguri  
Identified by A. Ayushi Agarwal  
This the 27<sup>th</sup> day of April 2023

*[Signature]*  
Deponent

(YOGESH GOEL)

Verified before me at this 26<sup>th</sup> day of April 2023 at Siliguri.

**Solemnly Affirmed & Declared  
Before me on Identification**

Date:

*[Signature]*  
**Pashupati Shan  
NOTARY SILIGURI**

**AAYUSHI AGARWAL  
ADVOCATE  
F/1830/1480/2018**

Identified by me,  
*[Signature]*  
Advocate