



WEST BENGAL

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*Shyam Das*

**AFFIDAVIT-CUM-DECLARATION**

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

04 JUL 2023

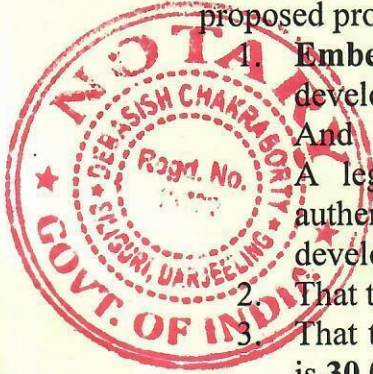
FORM-B  
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of Mr. Shyam Agarwal, duly authorized by the promoter of the proposed project vide its/his/their authorization dated 23.12.2021:**

I, **Shyam Agarwal** Son of Lt. Begraj Agarwal aged 36 years R/o Shanti Ware Housing Corporation, Prakash Nagar, Salugara, 3<sup>rd</sup> Mile, W/No 42, Siliguri M Corp, Jalpaiguri, Sevoke Road, WB -734001 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Embee Dreamworld Pvt Ltd** have 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 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 **30.06. 2027 for Phase-I.**
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



*Shyam Agarwal*

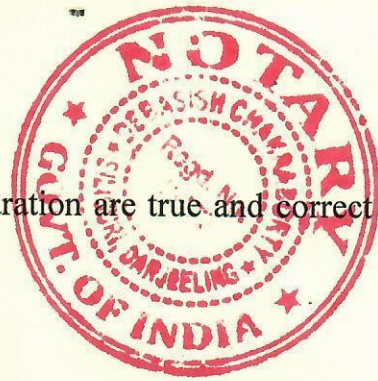
*Debashish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd No. 13792

04 JUL 2023

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 04th  
day of July, 2023.

*Shyam Agarwal*  
Deponent

Identified by me

*Debasish Chakraborty*  
Advocate Siliguri

**AFFIDAVIT**  
Solemnly Affirmed Before me  
By *Shyam Agarwal*  
Of *Siliguri*  
Identified by *Debasish Chakraborty*  
This the *04th* day of *July 23*



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

04 JUL 2023