



भारतीय गैर न्यायिक बंगाल WEST BENGAL

79AB 822955

Shyam Agarwal

AFFIDAVIT-CUM-DECLARATION

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

04 JUL 2023

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, 3rd 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

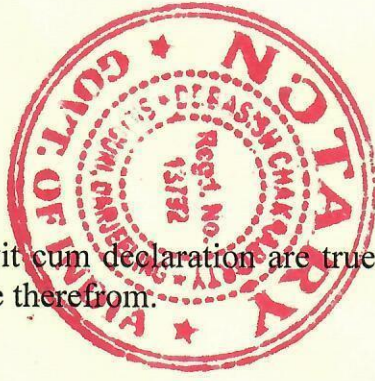
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 31.12.2029 for Phase II.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.


Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling 4 JUL 2023
Head No. 13792

Shyam Agarwal

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

Ch
Advocate Siliguri



AFFIDAVIT
Solely Affirmed Before me
By Shyam Agarwal
Of Siliguri
Identified by R. Choudhary
This the 04th day of July 2023

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

04 JUL 2023