

পশ্চিমবঙ্গ NOTARY কামাল WEST BENGAL

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Debash Projects Pvt. Ltd.
Director

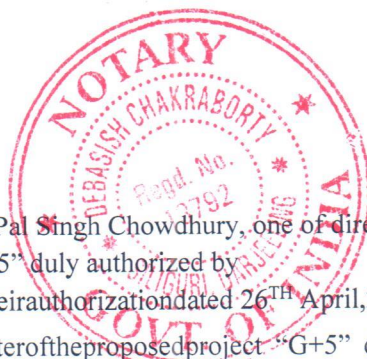
FORM 'B'

[Seerule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration


Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
27 APR 2023



Affidavit cum Declaration of Mr. Ravinder Pal Singh Chowdhury, one of the directors of Darbesh Projects Private Limited, promoter of the proposed project "G+5" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26TH April, 2023;

I, Ravinder Pal Singh Chowdhury promoter of the proposed project "G+5" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Smt. Sarbani Majumder, Smt. Nabanita Das and Sri Kaushik Majumder 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 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 me/promoter is 30.10.2024.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 apartments, plot or building, as the case may be, on any grounds.

[Signature]
Deponent
Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 27M on this April day of 2023.

Deponent
Darbesh Projects Pvt. Ltd.
[Signature]
Director

AFFIDAVIT
Solemnly Affirmed before me
By Ravinder Pal Singh Chowdhury
of Sr.
Identified by R. Chakraborty/Adv
This the 27th Day of Apr 2023
At 7 am/pm

27 APR 2023
[Signature]
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

[Signature]
R. Chakraborty
Advocate / Siliguri