

FORM 'B'  
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Om Prakash Agarwal, Son of Late Puran Chand Agarwal, aged about 66 years, residing at Punjabi Para, Siliguri - 734001 duly authorized by the promoter (SHELCON ESTATE LLP) of the proposed project, vide its authorization dated 26<sup>th</sup> June, 2023.

I, Sri Om Prakash Agarwal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

27 JUN 2023

**NON JUDICIAL STAMP**

**13 MAR 2023**

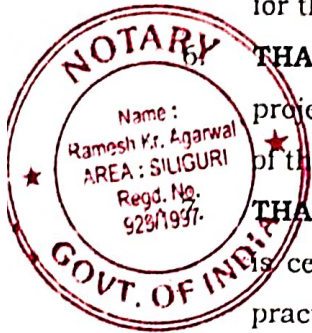
Sl. No. 1257 Dated \_\_\_\_\_  
No. Shikhar Bhatia. Ltd  
of \_\_\_\_\_  
Value Rs. 10/- (Rupees) Ten only

*P. Bhatia*  
Govt. Stamp Vendor  
District Court  
Licence No. 192/196, D.D. No. 2407/2013

1. **THAT** the promoter is in a Joint Development Agreement with Shelcon Properties who has the ownership of the land on which the development of the project is proposed.

AND

2. An authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
3. **THAT** the said land is free from all encumbrances.
4. **THAT** the time period within which the project shall be completed by the promoter is 31<sup>st</sup> December, 2025.
5. **THAT** seventy per cent of the amounts realized 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.



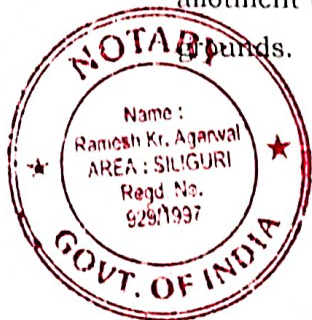
- THAT** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- THAT** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. **THAT** I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

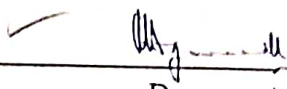
SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*Ramesh Kr. Agarwal*  
Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

27 JUN 2023

9. **THAT** I shall take all the pending approvals on time, from the competent authorities.
10. **THAT** I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. **THAT** I 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.




  
Deponent

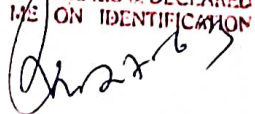
### VERIFICATION

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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

  
Deponent

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

  
Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

27 JUN 2023

**Identified by me:**

  
Advocate / Siliguri