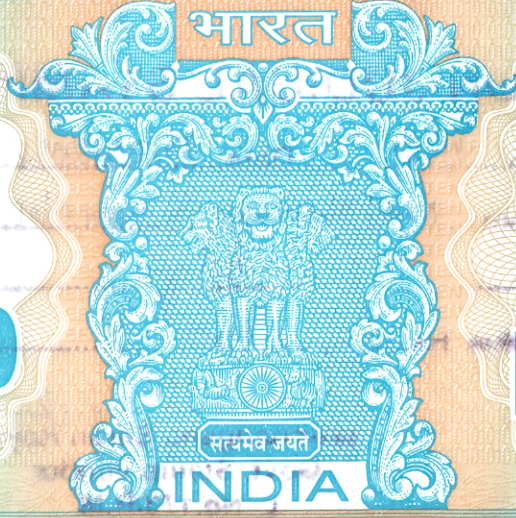


भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

54AB 715404

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

AFFIDIVIT CUM DECLARATION

८

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

29 APR 2023

NON JUDICIAL STAMP

No. 194/ Date 19.04.2022

Sold Nakshuani Developery LLP

Rs. 8.99

Value Rs. 107

S. S. Roy
Sudhanshu Saran Roy
Govt. Stamp Vendor
L No. 173/R.M.
Biliguri Court



S. S. Roy
Sudhanshu Saran Roy
Govt. Stamp Vendor
L No. 173/R.M.
Biliguri Court

Affidavit cum Declaration of **Mr. ASHISH AGARWAL** Partner of **NAKSHVAANI DEVELOPERS LLP** Promoter of the proposed project **GOLDEN VISTA** / duly authorized by the promoter of the proposed project

I, **Mr. ASHISH AGARWAL** Partner of **NAKSHVAANI DEVELOPERS LLP** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **AJANTA MARBLES PRIVATE LIMITED** have / has a legal title to the land on which the development of the project is proposed

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 **31ST DECEMBER 2026**.
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 to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

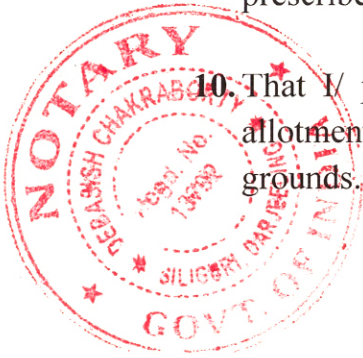
Debanjan Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

29 APR 2023

Debanjan Chakraborty

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.



ASHISH 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 on 29-04-2023

ASHISH AGARWAL

Deponent

IDENTIFIED BY ME

ADVOCATE, SILIGURI

AFFIDAVIT
Solemnly Affirmed before me
By A. Debnath
of Debnath
Identified by Debnath
This the 29th Day of Apr 2023
At _____ am/pm

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

29 APR 2023