



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

75AB 162104



RAJEEV AGARWAL

BEFORE THE NOTARY PUBLIC AT SILIGURI

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Rajeev Agarwal, Chief Executive Officer of M/s. Advanced Developers, duly authorised by the Promoter of the proposed Project "SERENITY" (situated at Mouza- Mandlaguri, J.L. No. 107, District Darjeeling, Block and Sub-Division, Matigara, Khatian- 61/2 & 61/1, 561 and R.S. Plot No.561 and 562 P.S. & P.O. Pradhan Nagar-734003) duly authorized by the promoter of the proposed project SERENITY vide its authorization dated 25.04.2023.

I, Mr. Rajeev Agarwal duly authorized by the promoter of the proposed project SERENITY do hereby solemnly declare, undertake and state as under:

solemnly Affirmed & Declared

Before me on Identification

Pashupati Shan
NOTARY SILIGURI



1. That Sri Ashoke Kumar Agarwala, Sri Anand Kumar Agarwala alias Ananda Kumar Agarwal and Unique Abasan Private Limited have 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 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 March, 2024.
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 apartment, plot or building, as the case may be, on any grounds.

solemnly affirmed & declared
Before me on Identification
25/4/24
Pashupati Shan
NOTARY SIGNATURE

- Rajawal
Deponent
RAJEEV AGARWAL