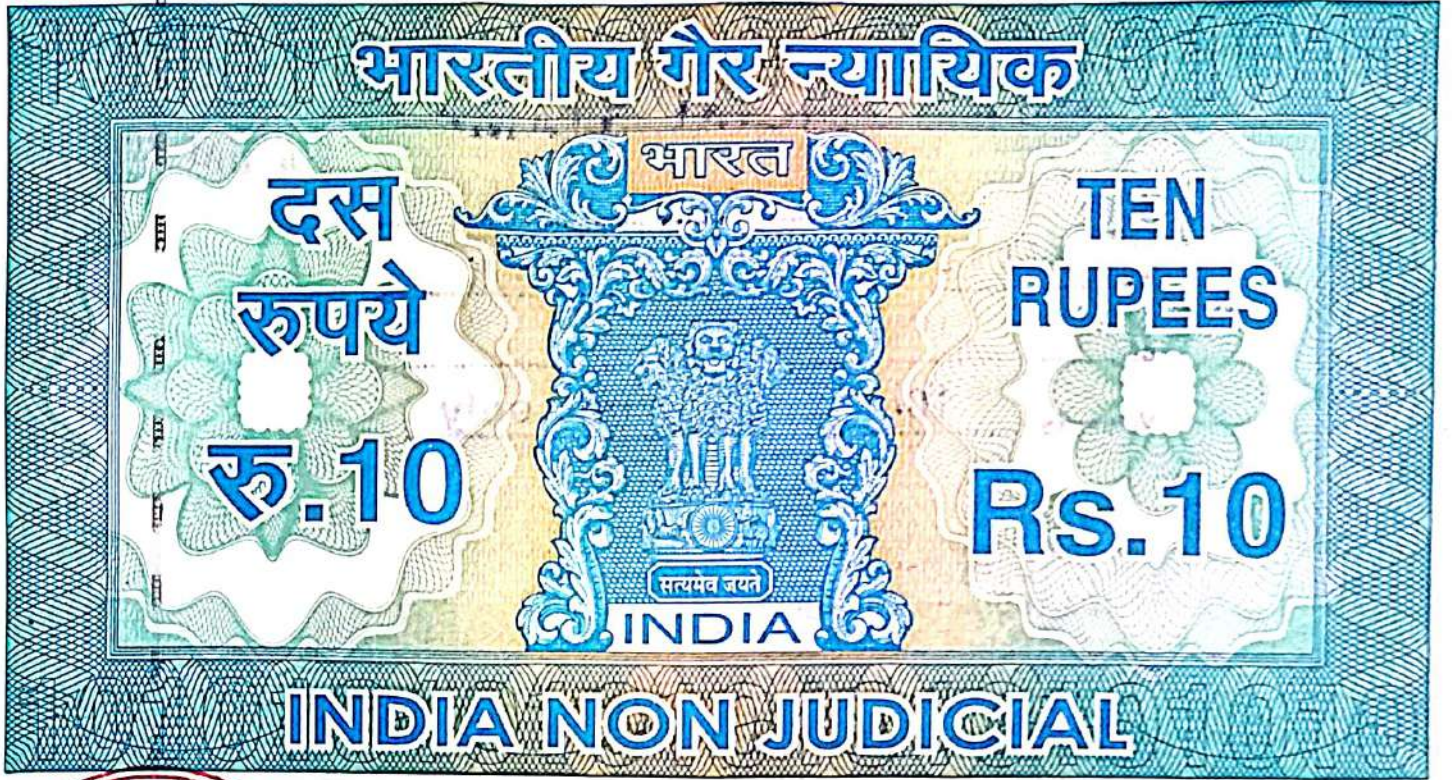


29 MAY 2023



पश्चिम बंगाल WEST BENGAL

74AB 591490

Indira Constructions
Chirag Agarwal
Partner

R. Chakraborty
Advocate
Siliguri

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Chirag Agarwal, S/o of Mohan Kumar Agarwal (bearing PAN NO - BCAPA6169H and AADHAAR NO 4302 1197 2680) Hindu by Religion, Indian by Nationality, Indian, Businessman by Occupation, Resident of Narayani Bhawan 27, Sevoke Road, Near Nanak Complex, Siliguri, Dist : Jalpaiguri, West Bengal - 734001, one of the partners of firm "INDIRA CONSTRUCTIONS" a partnership firm, having its office address at Holding - 11/235/B/1/1, 27, WARD NO 10, SEVOKE ROAD, SILIGURI, DIST : DARJEELING, WB -

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
No 13792
29 MAY 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Indira Constructions
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Debanis Phakraborty
Notary Govt. of India
Siliguri, Darjeeling
No. 13792

20 MAY 2023

734001 and promoters of the proposed project "THE SENSES" duly authorised by the partner of the said project vide its/her/his/their authorization dated 06/05/2021.

I, Mr. Chirag Agarwal, partner of "INDIRA CONSTRUCTIONS", duly authorised by the promoter of the proposed project "THE SENSES" do hereby solemnly declare, undertake and state as under:

1. That MARIEGOLD INFRAPROJECTS PRIVATE LIMITED, RAMAVTAR AGARWAL (HUF) ALIAS RAMAUTAR AGARWAL (HUF), MAMAN CHAND AGARWAL has 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 promoter is 31.03.2031.
4. That seventy percent of the amounts realized by 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 schedule 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 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.

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.

Indira Constructions
Chirag Agarwal
 Partner
 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 29th day of May 2023

Indira Constructions
Chirag Agarwal
 Partner
 Deponent

IDENTIFIED BY ME
[Signature]
 Advocate, Siliguri
 R. Chakraborty
 Advocate, Siliguri

AFFIDAVIT

Solemnly Affirmed before me
 by Mr. Chirag Agarwal
 of Siliguri
 Identified by R. Chakraborty
 This the 29th day of May 2023
 at AM/PM

[Signature]
 Debansh Chakraborty
 Notary Govt. of India
 Siliguri, Darjeeling
 Regd No. 13797
 29 MAY 2023