



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

74AB 765505

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

PRIME DEVELOPERS

Partner

IDENTIFIED BY ME  
Sandip Barua  
ADVOCATE, SILIGURI

57

07 APR 2023

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

07 APR 2023

**NON JUDICIAL STAMP**

No. 104 Date 01.3.23  
Prime Development  
[Signature]  
Value Rs. 100 No. [Signature]

Govt. Stamp Vendo.  
Bagdogra  
Lic. No- 546/RM  
07 / Darjeeling



RECEIVE THE NOTAR PUBLIC AT SILIGUR

AFFIDAVIT OF M.D. LOCATION

PRIME 2

IDENTIFIED BY

[Faint, illegible text at the bottom of the page]

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

Affidavit cum Declaration



Affidavit cum Declaration of **Mr. RUPESH KUMAR AGARWAL** Partner of Prime Developers Promoter of the proposed project **PRIME DEVELOPERS** / duly authorized by the promoter of the proposed project.

I, **Mr. RUPESH KUMAR AGARWAL** Partner of **PRIME DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / **promoter M/S PRIME DEVELOPERS** have / has a legal title to the land on which the development of the project is proposed 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 **31.12.2024**.
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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

IDENTIFIED BY ME

*Sandip Paul*  
ADVOCATE, SILIGURI

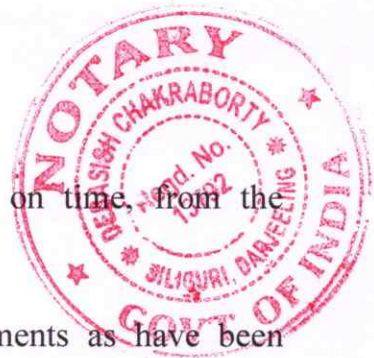
*Debashish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

*07 APR 2023*

PRIME DEVELOPERS

*Rupesh*  
Partner

**07 APR 2023**



- 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.

**PRIME DEVELOPERS**

*Rupesh*  
Partner

**RUPESH KUMAR AGARWAL**

Deponent Verification

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

**PRIME DEVELOPERS**

*Rupesh*  
Partner

**RUPESH KUMAR AGARWAL**

Deponent

Verified by me on \_\_\_\_\_

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Rupesh Kumar Agarwal  
of Siliguri  
Identified by Sandip Paul (Adv/SIL)  
This the 07th Day of Apr 2023  
At Siliguri am/pm

**IDENTIFIED BY ME**  
*Sandip Paul*  
**ADVOCATE, SILIGURI**

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

**07 APR 2023**