

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL



02893

AFFIDAVIT CUM DECLARATION

SKA LUMINA DEVELOPERS

*S. U. Agarwal*  
Partner

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*Ramesh Kr. Agarwal*

Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

10 JUN 2024

# NON JUDICIAL STAMP

Sl. No. 1366 Dated 07 JUN 2024  
Name Smt Luma Debnagar  
of Sh  
Value Rs. 10/- (Rupees) Ten only

*B. B. SAHA*  
Govt. Stamp, Vendor  
Siliguri Court  
License No. 172/RM/dated-24/07/15

REGISTERED  
2024

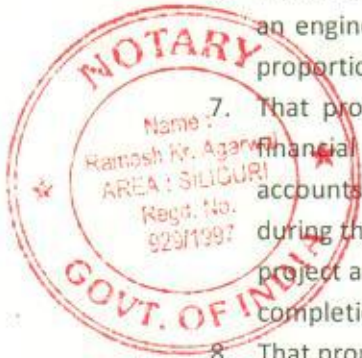
FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sushil Kumar Agarwal being representative for the promoter of the proposed project vide its authorization dated 22.01.2024.

I, Sushil Kumar Agarwal S/o Masani Lal Agarwal aged 53 R/o M.L. Agarwal and Brothers, Church Road, Siliguri, Ward No 10, Siliguri, Darjeeling, West Bengal - 734001 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Sushil Kumar Agarwal and Sunil Kumar Agarwal have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by the promoter is 31-12-2029.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



Deponent  
SKA LUMINA DEVELOPERS  
SKA LUMINA DEVELOPERS  
*S. U. Agarwal*  
Authorised Signatory  
Partner

**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 SILIGURI on this 10 day of JUNE.2024

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*Ramesh Kr. Agarwal*  
NOTARY  
SILIGURI

10 JUN 2024

Deponent

*S. U. Agarwal*  
Identified by me:

*AA*  
Advocate / Siliguri