



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 951110



R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Aggarwal

DIRECTOR

FORM 'B'

[See rule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Kaushik Goswami
KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. : 16/2017
EXP. DL.: 04/06/2027
27 JUN 2023

SL. No. 2732 Date 28/06/2011

Sold to R.P. Warehouse & Tea Industries Ltd

of ely

Rs 10.01 Rupees (hundred)

Ritu Yadav
Stamp Vender
Sis. Court
! NO - 170/R M

Affidavit cum Declaration of **Mr. ANIL KUMAR AGARWAL** Director of **R. P. Warehouse & Tea Industries Limited**, promoter of the proposed project / duly authorized by the promoter of the proposed project "**URBAN PALMS PHASE – I**", vide its / his / their authorization dated;

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has 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 time period with in which the project "**URBAN PALMS PHASE – I**" shall be completed by me / promoter is **31.03.2027**.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 maybe, on any grounds.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

ANIL AGARWAL

DIRECTOR
Deponent

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 27th day of June, 2023.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

ANIL AGARWAL

DIRECTOR
Deponent

AFFIDAVIT
Solemnly Affirmed Before me

By Anil Kumar Agarwal
Ji Siliguri

Identified by C. Hareshankar Anand
Date 27th June 2023

IDENTIFIED BY ME

CHAUDHARI HARESHANKAR ANAND
ADVOCATE, SILIGURI

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