

पश्चिम बंगाल पश्चिम बंगाल WEST-BENGAL

AR 778167

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

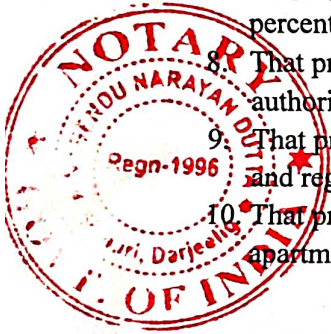
Affidavits cum Declaration of Anil Kumar Agarwal being representative for the promoter of the proposed project vide its authorization dated 02/07/2024.

I, Anil Kumar Agarwal S/o late Masanilal Agarwal aged 58 years R/o M L Agarwal & Bros, Church Road, Siliguri, Ward No.10, District : Jalpaiguri duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I 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 time period within which the project shall be completed by promoter is 31.12.2032.

  
Nabendu Narayan Datta  
Notary Govt. of India  
Siliguri, Darjeeling

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.



R P Warehouse & Tea  
Industries Limited

*A. K. Agarwal*  
Deponent  
Director

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 11th on this July day of 2024.

**AFFIDAVIT**  
Solemnly Affirmed Before me  
By... Anil K. Agarwal  
of... Siliguri  
Identified by... Manoj Agarwal (Adv)  
This the 11th day of July, 2024

R P Warehouse & Tea  
Industries Limited

*A. K. Agarwal*  
Director

Deponent

*Nabendu Narayan Dutta*  
Nabendu Narayan Dutta  
Notary Govt. of India  
Siliguri, Darjeeling

Identified by me  
Manoj Agarwal  
Adv, Silg.