



WEST BENGAL

79AB 841194

**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of Darshika Agarwal [PAN NO BHBPA3926N] [AADHAR NO...3874 7991 2742], Daughter of Rajesh kumar Agarwal , by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Narayani Bhawan ,27 Sevoke Road , Siliguri – 734001 , P.O.- Sevoke Road , P.S. Siliguri , Siliguri , in the District of Darjeeling , West Bengal, , Partner of “YASH SHREE DEVELOPERS” and being the promoter of the proposed project.

Solemnly Affirmed & Declared  
Before me or Identification.  
*[Signature]*  
Pashupati Shah  
NOTARY SILIGURI

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29 SEP 2023

S. No. 19525 Date \_\_\_\_\_ Re. 10/ ✓  
 Name Yashree Developers  
 Vg \_\_\_\_\_  
 PS ✓  
 Dist \_\_\_\_\_  
 Stamp vendor: Stamp Court  
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19525 09/09/23



Stamp Court  
 19525 09/09/23  
 19525 09/09/23



I, Darshika Agarwal, Partner of "YASH SHREE DEVELOPERS" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That . **LANDLOAD NAME - YASH SHREE DEVELOPERS**

have 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 the promoters is (**DELEVERY DATE OF PROJECT – 31<sup>ST</sup> DEC : 2028** ).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

**Solemnly Affirmed & Declared  
Before me or Identification.**

**Pashupati Shah  
NOTARY SINGURI**

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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



YASH SHREE DEVELOPERS

*Darshika Aganay*  
Partner

Deponent

The contents of the 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 02 day of January, 2023,

YASH SHREE DEVELOPERS

*Darshika Aganay*  
Partner

Deponent  
Identified by me

**Solemnly Affirmed & Declared  
Before me or Identification:**

*Pashupati Shah*  
Pashupati Shah  
NOTARY SILIGURI

*[Signature]*  
Advocate