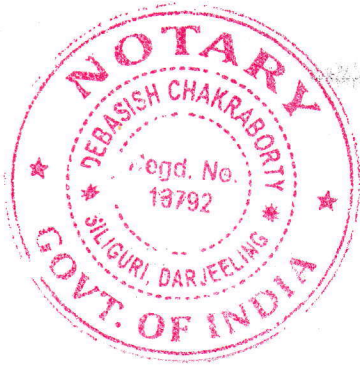


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AB 408888



(Handwritten signature in blue ink)

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of AJIT KUMAR AGARWAL [PAN NO... ACFPA2427G] [AADHAR NO 5876 9590 8619], son of Late Raj Kumar Agarwal , by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at at Usha Villa ,Lala Lajpat Roy Road ,Ashram para , Siliguri, P.O.-Siliguri ,

Cont...P-2

(Handwritten signature in black ink)

(Handwritten signature in green ink)
06 SEP 2023
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

Ritu Yadav
Stamp Sender
Sig. Count
17/09/2018 M

Rs 50/- Rupees (Fifty)

0/-

Said to Unity Construction

SL. 100 Date 01/09/18

P.S.-Siliguri in the District of Darjeeling , West Bengal , PIN- 734001 in the District of Darjeeling, West Bengal, Partner of "UNITY CONSTRUCTION" and being the promoter of the proposed project.

I, AJIT KUMAR AGARWAL, Partner of "UNITY CONSTRUCTION" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. UNITY CONSTRUCTION That 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.

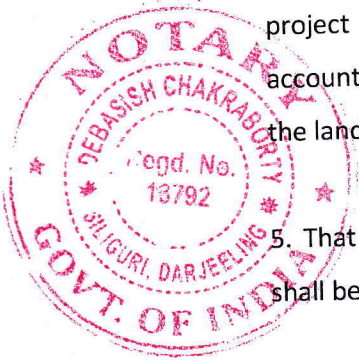
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF PROJECT 31st Dec : 2026).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



6 SEP 2023
Debashish Chakraborty

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 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.

Unity Constructions
[Signature]
Partner

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

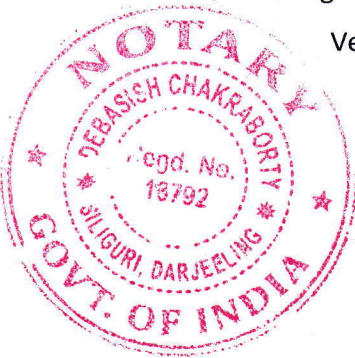
Verified by me at _____, on this ____ day of _____, 2023.

Unity Constructions
[Signature]
Partner

Deponent
Identified by me

[Signature]
Advocate

U 6 SEP 2023



AFFIDAVIT

Solemnly Affirmed before me
by A. K. Aganin
of _____
Identified by [Signature]
This the 6th day of Sept 2023

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