

भारतीय गैर न्यायिक

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₹.10

भारत

TEN
RUPEES

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

61AA 153351

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Nisith Kumar Agarwal**, S/o of **Late Bhim Raj Agarwal** (bearing PAN NO – ACCPA8183G and AADHAAR NO 4913 0922 2381), Hindu by Religion, Indian by Nationality, Businessman by Occupation resident of Shyama Kunj, Ward No 40, Pranami School Road last, Siliguri (M. Corp), Siliguri, Dist : Jalpaiguri, West Bengal - 734001, being one of the partners of "**DARJEELING REAL ESTATE AGENTS & DEVELOPERS**", a partnership firm, having its office address at Ground Floor, Neelkamal Plaza, Hill Cart Road, Siliguri, Dist: Darjeeling, West Bengal -734001 duly authorised by the promoter of the proposed project **PANCHNAI AURA**, vide its/her/his/their authorization dated 03/03/2020 & 04/09/2020.

I, **Nisith Kumar Agarwal**, one of the partners of M/s. **DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, duly authorised by the promoter of the proposed project **PANCHNAI AURA**, do hereby solemnly declare, undertake and state as under:

1. That **SMT SHYAMA DEVI AGARWAL, SRI DEBRAJ BHOWMIC, SRI JOYRAJ BHOWMIC, SMT DEBJANI SEN BHOWMICK** and **Darjeeling Real Estate Agents & Developers** has 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.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

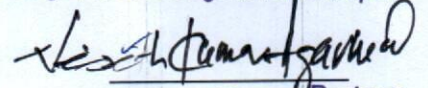
01 MAY 2023

Ramesh Kr. Agarwal
NOTARY
SILIGURI



3. That the time period within which the project shall be completed by promoter is 31/12/2025.
4. That seventy percent of the amounts realized by 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 schedule 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 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 may be, on any grounds.

Darjeeling Real Estate Agents & Developers

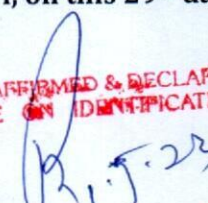

Deponent Partner

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 29th day of April' 2023.

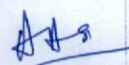
SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION


Ramesh Kr. Agarwal
NOTARY
SILIGURI

01 MAY 2023

Deponent

Identified by me:


Advocate / Siliguri