

भारतीय नैर न्यायिक

दस  
रुपये

TEN  
RUPEES

10

Rs. 10

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

74AB 785136

FORM'B'

[Seerule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajendra Prasad Mundhra, one of Partner of Elegant Developers ,promoter of the proposed project " THE GOLDEN PALM" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30.05.2023;

I, Rajendra Prasad Mundhra promoter of the proposed project "GOLDEN PALM" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Arun Kumar Agarwal and Neelam Devi Agarwala are the owners of the land have a legal title on the land on which the development of the project is proposed and
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31.03.2027.
4. That seventy percent of the amounts realized by me/promoter for the real estate project from the allottees from

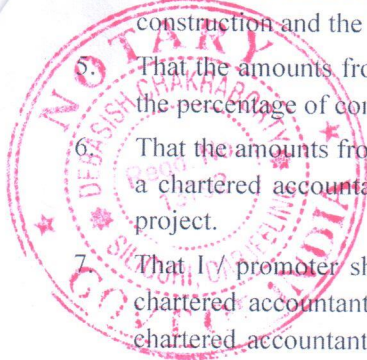
ELEGANT DEVELOPERS

PARTNER

Debasish Chakraborty  
Notary Govt. of India  
Sarguja, Darjeeling  
Regd. No. 13792

17 JUN 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

**ELEGANT DEVELOPERS**  
*[Signature]*  
**PARTNER**

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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

**ELEGANT DEVELOPERS**  
*[Signature]*  
**PARTNER**

Deponent

**AFFIDAVIT**  
Sole, joint & firmec. Betw e m  
By *[Signature]*  
Or *[Signature]*  
Identified by *[Signature]*  
This the 17<sup>th</sup> day of June 2023

**IDENTIFIED BY ME**  
*[Signature]*  
**ADVOCATE, SILIGURI**

*[Signature]*  
**Debasish Chakraborty**  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792 **17 JUN 2023**