

भारतीय गैर न्यायिक

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भारत



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nisith Kumar Agarwal, one of the partners of M/s Darjeeling Real Estate Agents & Developers, duly authorized by the promoter of the proposed project, vide their authorization dated 01/01/2020;

I, Nisith Kumar Agarwal, one of the partners of M/s Darjeeling Real Estate Agents & Developers, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri. Jay Prakash Chowhan & Sri. Jay Singh Chouhan 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 promoter is 31st December, 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

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal
Partner

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 2 JAN 2020

Contd.....P/2

STAMP

No. 3751 Date 29.7.16

regulating - deals with Agents & developers

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- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
 9. That promoter has furnished such other documents as have been prescribed 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.

Darjeeling Real Estate Agents & Developers

Shishir Kumar Agarwal
Partner

Deponent

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 Siliguri, on this 2nd day of January, 2020.

Darjeeling Real Estate Agents & Developers

Shishir Kumar Agarwal
Partner

Deponent

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 2 JAN 2020