

भारतीय गैर न्यायिक

दस  
रुपये

₹.10

TEN  
RUPEES

Rs.10

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

NOTARY  
GOVT. OF INDIA  
923/1997

37AB 344261

Panchnai Real Estate  
Chirag Agarwal  
Partner

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Chirag Agarwal, S/o Mr. Mohan Kumar Agarwal, resident of Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, being one of the partners of M/s Panchnai Real Estate, a partnership firm, having its office address at Ambadhura, Salbari, Opposite Panchnai Enclave, P.O. Sukna, P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal, duly authorised by the promoter of the proposed project, vide their authorization dated 01<sup>st</sup> March, 2021.

I, Chirag Agarwal, S/o Mr. Mohan Kumar Agarwal, resident of Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, being one of the partners of M/s Panchnai Real Estate, a partnership firm, having its office address at Ambadhura, Salbari, Opposite Panchnai Enclave, P.O. Sukna, P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal, duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That M/s B.R. Real Estate Pvt Ltd, 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.

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

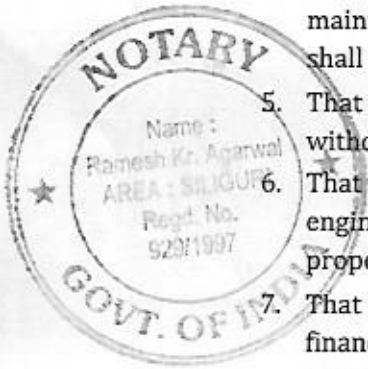
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24-3-21  
Ramesh Mr. Agarwal  
NOTARY  
SILIGURI

24 MAR 2021

24 MAR 2021

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 31<sup>st</sup> 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 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.



Panchnai Real Estate  
*Chirag 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 24<sup>th</sup> March, 2021.

Panchnai Real Estate  
*Chirag Agarwal*  
Partner

**Deponent**

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*Chirag Agarwal*  
Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

24 MAR 2021