



For SHELCON PROPERTIES PVT. LTD.  
*[Signature]*  
DIRECTOR

**FORM 'A'**  
[See rule 3(2)]

Affidavit cum Declaration of Mr. Om Prakash Agarwal, Son of Late Puran Chand Agarwal, aged about 62 years, permanently residing at 240, Sevoke Road, Siliguri, District - Darjeeling, Director of M/s Shelcon Properties Private Limited (CIN: **U70101WB1994PTC066995**), duly authorised by the promoter (Shelcon Properties Private Limited) of the proposed project, vide their authorisation dated ,8<sup>th</sup> March 2019.

SOLEMNLY AFFIRMED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
I, Om Prakash Agarwal, am one of the Director of the company Shelcon Properties Private Limited (Promoter).

Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

15 JAN 2020

NON JUDICIAL STA

No. 894 Date 10.01.2020

of Shelcon Properties Private Limited

of Sly

Value Rs. 10/- Rs. Tammoy Roy

Post. Stamp Vendor  
Bagdogra  
Dist. No. 546/RM  
07 / Darjeeling



I am duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **THAT** Sri Birendra Prasad, Sri Surendra Prasad, Sri Deo Kumar Gupa, Smt. Ananti Devi, Smt. Laljhari Devi and Smt. Nirmala Devi have a legal title to the land on which the development of the proposed project is to be carried out.

2. **THAT** the said land is free from all encumbrances.

3. **THAT** the time period within which the project shall be completed by the promoter is 31<sup>st</sup> December, 2021.

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 **THAT** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 **THAT** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. **THAT** I shall take all the pending approvals on time, from the competent authorities.

8. **THAT** I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. **THAT** I 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.

### 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 SILIGURU on this 15<sup>th</sup> day of 2020 JAN.

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

For SHELCON PROPERTIES PVT. LTD.

DIRECTOR