

भारतीय गैर न्यायिक

दस  
रुपये

रु.10

भारत



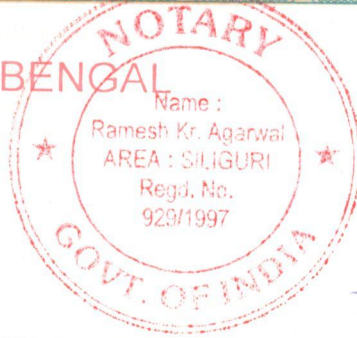
INDIA

TEN  
RUPEES

Rs.10

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NOT AVAILABLE

INDIA NON JUDICIAL



37AB 512618

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Chirag Agarwal, one of the partners of M/s Panchnai Real Estate, duly authorised by the promoter of the proposed project, vide their authorization dated 01<sup>st</sup> September, 2020.

I, Chirag Agarwal, one of the partners of M/s Panchnai Real Estate, duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Smt. Sheila Pradhan 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.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December, 2023.
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

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*Ramesh Kr. Agarwal*

8 SEP 2020

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Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

SILIGURI

Panchnai Real Estate

*Chirag Agarwal*  
Partner

NON JUDICIAL

Sl. No. PC18 Date 23-12-14

Name Panchai Deul Bote

of Sakam sty

Value Rs 10 paise ten

*B.S.*  
**Baby Saha**  
**Govt. Stamp Vendor**  
**Siliguri Court**  
Licence No 172/RM dated 24/1/2014

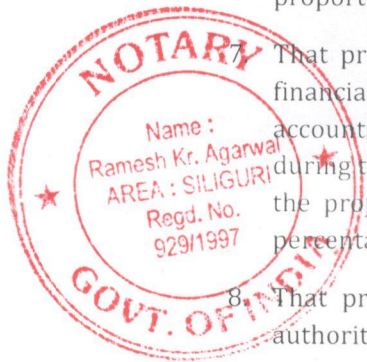


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LIBRARY  
SILIGURI

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



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 04<sup>th</sup> September, 2020.

Panchnai Real Estate  
*Chirag Agarwal*  
Partner

Deponent

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*R.K.S. 20*  
Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

8 SEP 2020

Identified by me:  
*Debdip Dutta*  
Debdip Dutta  
Advocate, Siliguri