



AD 937916

FORM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mrs. Ranjana Agarwal Partner of A.B Corp duly authorized by the promoter of the proposed project vide its/his/their authorization dated _____:

I, Ranjana Agarwal Wife of Ajay Agarwal aged 44 Years R/o Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Siliguri – 734008. promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We (i) Smt. Mansi Tripathy, (ii) Smt. Mitali Paul, (iii) Smt. Anita Kumari, (iv) Smt. Arpita Goswami, (v) Smt. Puspanjali Mishra, (vi) Smt. Renu Jha, (vii) Smt. Joyti Sahu, (viii) Smt. Chaitali Maiti, (ix) Smt. Rita Mitra, (x) Sri Rabindra Kumar Mitra, (xi) Smt. Sayantane Ghosh have/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.

Sr. Attorney At Law
Belonging to me
11/01/2014
Pashupati Sharma
NOTARY SILIGURI

3. That the time period within which the project shall be completed by us is **31/12/2024**.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. 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 completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. 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.



For AB Corp
 Ranjan [Signature]
 Deponent Partner

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 11th on this January day of 2021.

For AB Corp
 Ranjan [Signature]
 Deponent Partner

Solemnly Affirmed & I declare
 Before me on Identification
 11/01/2021
 Pashupati Shah
 NOTARY SILIGURI

Identified by
 [Signature]
 [Signature] 11/01/2021