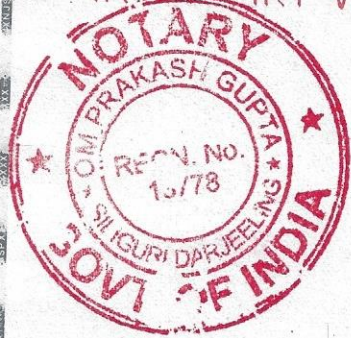


S L me - 1174



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

37AB 459105



BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

P

27 NOV 2020

Gupta

OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regd No. - 13778

N. J. Stamp

SL. No. 731 Date 26.11.2020

Sold to Dwarika Enterprises

Siliguri

of

Value 10/- Rupees

[Signature]

JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



FORM "A"

{ See rule 3(2) }

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Naresh Kumar Agarwal, promoter of the proposed project, vide his authorization dated 27/11/2020

I Naresh Kumar Agarwal promoter of the proposed project do hereby solemnly declare, undertake and state as under :


1. That Dwarika Enterprises a Partnersip Firm having its registered office at S. F Road, Siliguri has a legal title to the land on which the development of the project "Dwarika Town" is proposed.

And

A legally valid authentication of title of such land along with 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 December, 2022
4. That seventy percent of the amounts realized by promoter for the real estate project from all 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

27 NOV 2020


OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regu No - 13778

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.

7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed 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



DWARIKA ENTERPRISES
Narish Kumar Agarwala
PARTNER

Deponent

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 *Siliguri* on this *27th* day of *November, 2020*

DWARIKA ENTERPRISES

Narish Kumar Agarwala
PARTNER

Deponent

AFFIDAVIT
Solemnly Affirmed before me
By *Narish Kumar Agarwala*
Of *Siliguri*
Identified by *R. Chandra Sekhri (Adv)*
This the *27th* of *Nov* 20*20*

IDENTIFIED BY ME
R. Chandra Sekhri
ADVOCATE, S. *Siliguri*

27 NOV 2020

Om Prakash Gupta

OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regu No - 13/78