



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

46AB 069739



BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

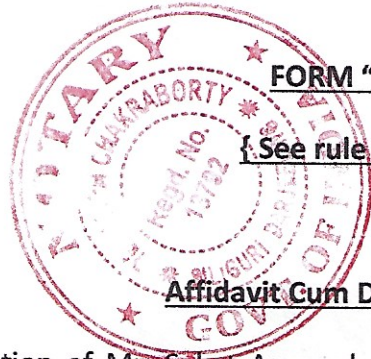
*Debi*

*Debi*  
**Debasish Chakraborty**

Notary Govt. of India  
Siliguri, Darjeeling

Regd No. 13792

14 OCT 2020



**FORM "A"**

**{ See rule 3(2) }**

**Affidavit Cum Declaration**

Affidavit cum Declaration of Mr. Saket Agarwal, promoter of the proposed project, vide his authorization dated 07/10/2020

I Saket Agarwal promtoer of the proposed project do herby solemnly declare, undertake and state as under :

1. That Dwarika Estates a Partnersip Firm has a legal title to the land on which the development of the project 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.

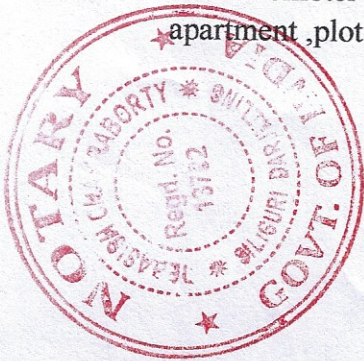
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by Promoter is October,2024
4. That seventy percent of the amounts realized by promoter for the real estate project from all the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 accountant In practice, and shall produce a statement of accounts duly certified and

*Debasis Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
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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 ESTATES  
*Saket Agarwal*  
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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

DWARIKA ESTATES  
*Saket Agarwal*  
PARTNER

Deponent

### AFFIDAVIT

Solemnly Affirmed before me

By..... *Saket Agarwal* .....

of..... *Siliguri* .....

Identified by..... *Manoj Kumar Kedra* .....

This The..... *14th* / *October* 20..20

at..... *am/pm* .....

IDENTIFIED/ ATTESTED by Me.  
*Manoj Kumar Kedra*  
MANOJ KUMAR KEDRA (ADVOCATE)  
SILIGURI, ENROL NO- WB/ 94/ 97

*Debashish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
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