



बिहार बंगाल WEST BENGAL

Before the Notary Public  
Govt. of India  
FORM 'A'

[See rule 3(2)]



**DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

### Affidavit - - Cum - Declaration

Affidavit - Cum - Declaration of **Mr. CHIRAG AGARWAL (PAN NO. BCAPA6169H)**, son of Mohan Kumar Agarwal, residing at Sevoke Road, P.O&P.S.- Siliguri, Pin- 734001, Darjeeling, West Bengal, the Partner of **INDIRA CONSTRUCTION (PAN NO. AAGFI6623R)**, situated at 27, Narayani Bhawan, Sevoke Road, Siliguri- 734001, West Bengal, a Partnership firm, register under Indian Partnership Act. 1926. And the Promoter of the proposed project "**URBANA**", situated at Devidanga Bazar, Champasari, near Milan More, Siliguri, Darjeeling- 734003, West Bengal.

I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

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3. That the time period within which the project shall be completed by me/promoter is 31.03.2026.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 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 I/Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/Promoter shall not discriminate against any allottee at the time of allotment of any allotment of any apartment, plot or building, as the case may be, on any grounds.

INDIRA CONSTRUCTIONS

Chirag Agarwal  
PARTNER

Deponent

Identified by me

Subh Kanti Roy Choudhury

Advocate

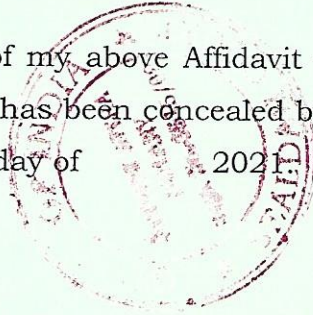
SUBHRO KANTI ROY CHOUDHURY  
Advocate  
High Court, Calcutta

07 APR 2021



**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 Advocate Chamber on this      day of      2021



INDIRA CONSTRUCTIONS  
*Chirag Agarwal*  
PARTNER

**Deponent**

**Identified by me**

*Subhro Kanti Roy Choudhury*

**Advocate**

SUBHRO KANTI ROY CHOUDHURY  
Advocate  
High Court, Calcutta

Solemnly Affirmed &  
Declared Before me  
on Identification by.....  
*[Signature]*  
SARBANI MITRA  
NOTARY  
Regd. No.-5515/09

07 APR 2021