



26AA 247495

FORM 'A'

Affidavit Declaration

Affidavit cum declaration of Mr.Nimit Mundhra, promoter of the proposed project, vide their authorization date 15.2.2021:
I, Nimit Mundhra, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(Handwritten mark)

For DELTA REALTORS
(Signature)
Partner

(Signature)
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

17 FEB 2021

1. That I have 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 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 me is 30.11.2025.

4. That seventy per cent of the amounts realized by me 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 the purpose.

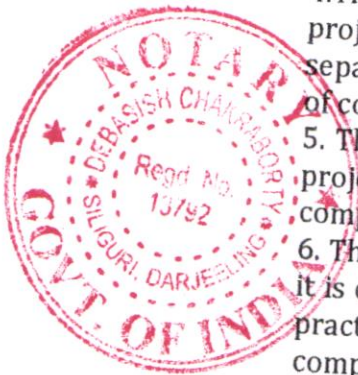
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I 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.



AFFIDAVIT

Solemnly Affirmed Before me

By Nimit Mondhera

Of Siliguri

Identified by [Signature]

This the 17th day of Feb, 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 Siliguri on this 15th day of February, 2021.

For DELTA REALTORS

[Signature]

Partner

DEPONENT

For DELTA REALTORS

[Signature]

Partner

DEPONENT

Identify by me

[Signature]

Advocate/Siliguri

Rajarshi Chakraborty
Advocate, Siliguri

[Signature]
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

17 FEB 2021