

भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Y 865706



FORM 'A'

[See rule 3(2)]

MEGA DEVELOPERS

Narish Kumar Agarwal  
Partner

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd No. 13792

19 DEC 2020

NON JUDICIAL STAMP

16 NOV 2020

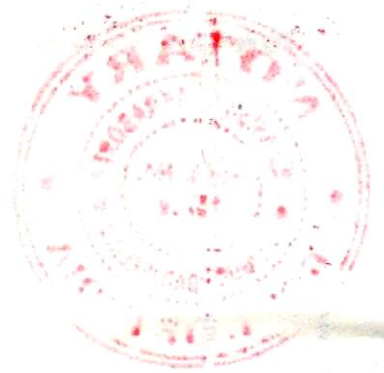
Serial No. 2804

Name Mega Developers

of Siliguri

Value Rs 50/- (Rupees Fifty only)

Baby Saha  
Govt. Stamp Vendor  
Siliguri Court  
License No. 172/RM. dated 24/07/2015



18.11.2020

শিলিগুরি জজ কোর্ট  
সিলিগুরি  
১৩৫০০১

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Y 865707

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

**AFFIDAVIT CUM DECLARATION**

MEGA DEVELOPERS

*Naruh Kumar Agawani*  
Partner

*Debanshi Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd No. 13792

11 9 DEC 2020

**NON JUDICIAL STAMP**

Sl. No. 2805 Dated .....

98 NOV 2020

Name Mega Developers

of Siliguri

Value Rs. 50/- (Rupees Fifty only)

**Baby Saha**  
Govt. Stamp Vendor  
Siliguri Court  
License No. 172/RM. dated 24/07/2015



Handwritten text and faint red markings at the bottom of the page, including what appears to be a date "05/05/20" and some illegible text.

**Affidavit cum Declaration of Mr. / Ms. Mega Developers promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide us/his/ their authorization dated .....**

I, **Naresh Agarwal** son/Daughter/wife of **Late Kailash Chand Agarwal** aged **43 years** R/o **427, Nehru Road, Khalpara, Siliguri** 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 I/promoter have / has a legal title to the land on which the development of the project is proposed  
OR  
I 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.

OR  
That details of encumbrances.....including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/ promoter is 31.10.2025

4. The seventy percent of the amount 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 amount 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 amount 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 month 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 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 regulation made under the Act.

9. That I / 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.

**AFFIDAVIT**  
Subscribed and sworn to before me by me  
Naresh Agarwal  
Notified by S. N. Singh (HSD)  
is The 19th day of Dec Verification 2020

**MEGA DEVELOPERS**  
Naresh Kumar Agarwal  
Deponent  
Partner

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom verified by me at.....on this.....day of.....

**MEGA DEVELOPERS**  
Naresh Kumar Agarwal  
Deponent  
Partner

[Signature]

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

**11 9 2020**