



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 913711



CITY DEVELOPERS  
*Narsh Kumar Agarwal*  
PARTNER

FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

19 FEB 2021

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

NON JUDICIAL STAMP

No. A 38 Date 11.2.21

Said City Development

of the

Value Rs. Tammoo Roy

Govt. Stamp Vendor  
Bageshore  
Lic. No- 546/RM  
07 / Darjeeling



**Affidavit cum Declaration of City Developers promoter of the proposed project / duly authorized by the promoter of the proposed project "ANANTA" vide its/his/their authorization dated 19th February 2021:**

I, Naresh Agarwal Son of Late Kailash Chanda Agarwal, aged 43 years R/o 427, Nehru Road, Khalpara, Siliguri, P.O. – Siliguri Bazar & P.S. - Siliguri, in the District of Darjeeling 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 Mariegold Industries Private Limited, Mountain Commercial Private Limited, Sri Ramavtar Agarwal, Smt Sarda Devi Agarwal have a legal title to the land on which the development of the project is proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st March, 2028.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. 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 signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.

**CITY DEVELOPERS**  
Naresh Kumar Agarwal  
**PARTNER**  
Deponent

**Verification**

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 Siliguri on this 19th feb day of 2021.

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Naresh Agarwal  
of Siliguri  
Identified by C. Mausangko, 2022 Notary Govt. of India  
This The 19th day of February 2021 Siliguri, Darjeeling  
at 11:00 am/pm Regd. No. 13792

**CITY DEVELOPERS**  
Naresh Kumar Agarwal  
**PARTNER**

**19 FEB 2021**

Identified by me:

Chandan Mausangko