



बंगाल WEST BENGAL

37AB 321536

SHIVSHAKTI LIFESPACE

Handwritten signature of the promoter, appearing to be 'Hemant Kumar'.

FROM '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 ShivshaktiLifespace ( hereinafter referred to as a Partnership Firm) promoter of the ongoing project namely "MANAKAMNA 7" at Maheshmari, Near Sunrise English Medium School, Devidanga, P.O. Champasari, P.S. Pradhan Nagar, Dist- Darjeeling, West Bengal-734003.

Identified by me

Handwritten signature of the notary, Nabendu Narayan Dutta.  
**Nabendu Narayan Dutta**  
Notary Govt. of India  
Sitiguri, Darjeeling

Shivshakti Lifestance (represented by its partner Mr. Manish Kumar Agarwal) promoter of the ongoing project, do hereby solemnly declare undertake and state as under :-

That the firm has a legal title of the land on which the development of the on-going is carried out by virtue of Development Agreement, being document no. I-040300912 for the year of 2020 with Green Hill Industries Pvt. Ltd.

1. All legally valid authentications of title of such land along with an authenticated copy of the agreement with between such owner and the Firm 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 complete by the promoter within the date 48 (Forty Eight) month from the date of commencement. i.e. within 31st March, 2025

4. That 70% (Seventy Percent) of the amount realized by the partnership firm for the Real Estate Project from the allottees (per Performa for Agreement of Sale) from time to time, shall be deposited in a separated account to be maintained in a Schedule Bank to cover the cost of construction and the land cost 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 That the amount from the separate account to cover the cost of the project, shall be withdrawn in the proportion to the percentage of completion of the project.

6. That the amount the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawn is in proportion to the percentage of completion of the Project.

7. That the Partnership Firm shall get the accounts audited within 6 (Six) months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amount 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.

8. That the Partnership Firm shall take all the pending approvals on time from the competent authorities.

9. That the Partnership Firm has furnished such other documents as have been prescribed by the rule and registration made under the Act.

10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any agreement, plot or building as the case may be on any grounds.

I, Manish Kumar Agarwal, S/O Sri Durga Prasad Agarwal, Hindu by religion, Business by occupation, Indian by citizenship, resident at 427, Nehru Road, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, in the state of West Bengal-734005, Solemnly affirm that the facts stated in paragraph 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

#### VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

SHIVSHAKTI LIFESPACE

Manish Kumar Agarwal  
Partner

Verified by me at Siliguri on This 13th Day of January, 2020

SHIVSHAKTI LIFESPACE

Manish Kumar Agarwal  
Partner

Solemnly affirmed before me on this 13th Day of January, 2020 at Siliguri.

Nabendu Narayan Datta  
Notary Govt. of India  
Siliguri, Darjeeling

Identified by me  
Charan Das  
Advocate, Siliguri