

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

[Handwritten Signature]

Deponent

Verification

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

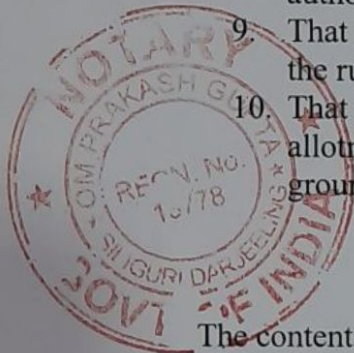
Verified by me at Siliguri on this 2nd day of Dec 2020.

Deponent

[Handwritten Signature]

[Handwritten Signature]

IDENTIFIED BY ME
ADVOCATE, S. N. 1881



AFFIDAVIT

Solemnly Affirmed before me

By: *[Handwritten Signature]*

Of: *[Handwritten Signature]*

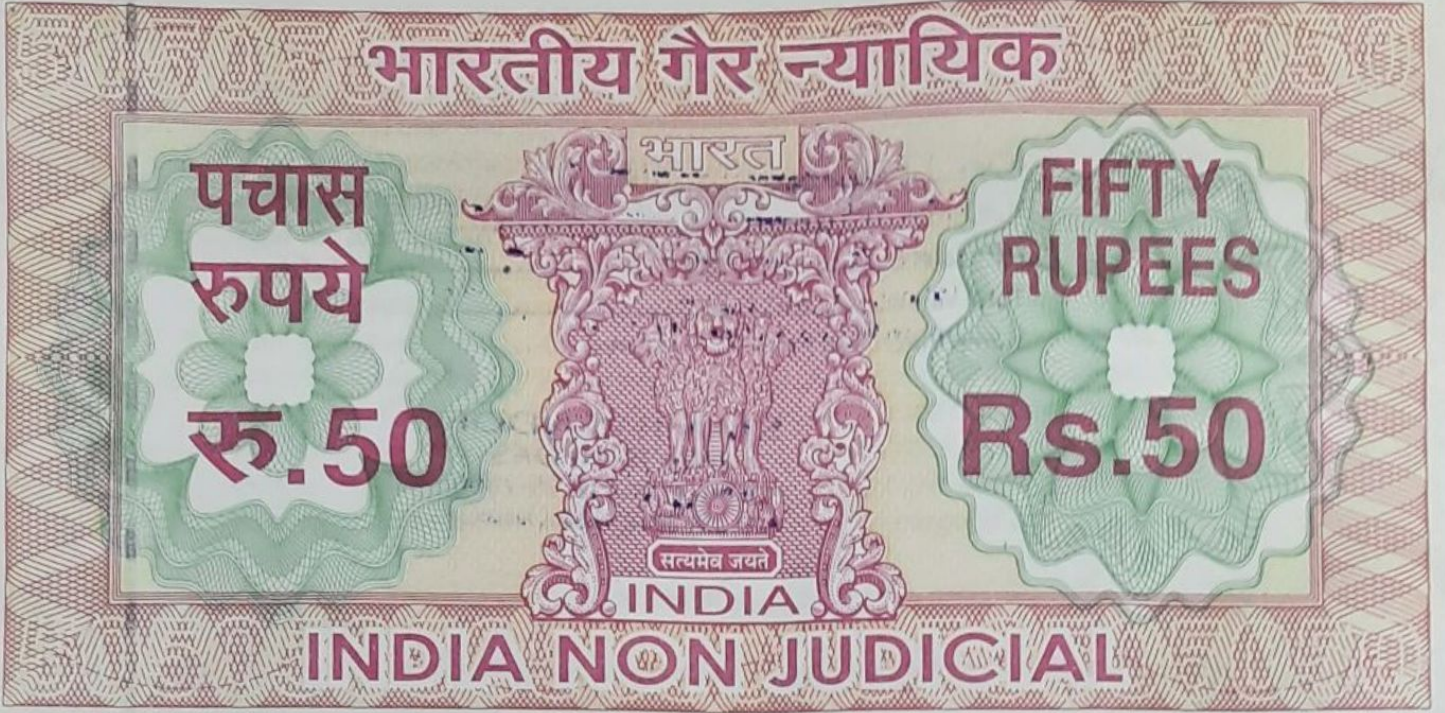
Identified by: *[Handwritten Signature]*

This the *[Handwritten Date]* of *[Handwritten Month]* 20 *[Handwritten Year]*

[Handwritten Signature]

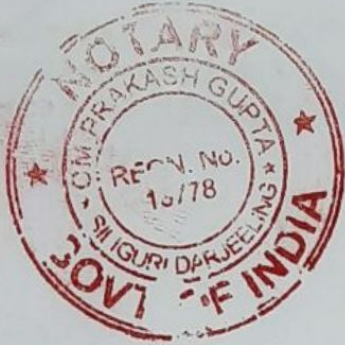
OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regu No - 10/78

02 DEC 2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pankaj Garg promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 02.12.2020:

I, **Pankaj Garg** Son of **Madanlal Garg** aged **44** R/o **4, Church Road, 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
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 **31.12.2022** (Project Completion Date).

02 DEC 2020

Guyon
OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regd No - 10/78

Pankaj Garg