

पश्चिम बंगाल WEST BENGAL

37AB 344245

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Chirag Agarwal, S/o of Mr. Mohan Kumar Agarwal, resident of Narayani Bhawan, 27 Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, being one of the partners of M/s Indira Constructions, a partnership firm, having its office address at 27 Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, in the state of West Bengal, duly authorised by the promoter of the proposed project, vide their authorization dated 23/04/2021.

I, Sri Chirag Agarwal, one of the partners of M/s Indira Constructions, duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Sri Ratan Kumar Agarwal, Smt. Sunita Agarwal, Sri Satish Kumar Goyal and Prembhog Food Products (P) Ltd. 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.
3. That the time period within which the project shall be completed by promoter is 31st December, 2027.

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

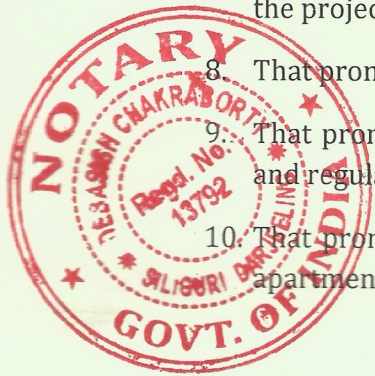
04/05/2024

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

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Chirag Agarwal
PARTNER



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



INDIRA CONSTRUCTIONS
Chirag Agarwal
 PARTNER

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and I have not concealed any material facts which has been concealed by me therefrom.

Verified by me at Siliguri, on this 04th May, 2021.

INDIRA CONSTRUCTIONS
Rohit Agarwal
 PARTNER

INDIRA CONSTRUCTIONS
Chirag Agarwal
 PARTNER

Identified by me,
Chaudan Manna
 ADVOCATE, SILIGURI.

AFFIDAVIT

Solemnly Affirmed before me
 By *Mr. Chirag Agarwal,*
 of *Siliguri.*
 Identified by *Mr. C. Manna, Adv/Es.*
 This The *04th* day of *May* 2021
 at *amipm*

04/05/2021