

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 306428



FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mrs. Ranjana Agarwal, Partner of M/s. Shanti Developers promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated _____:

I, Ranjana Agarwal Wife of Mr. Ajay Agarwal aged 44 Years R/o C/o., Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Siliguri – 734008, Partner of M/s. Shanti Developers 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 We, M/s. Prakash Distillery & Chemical Co. Ltd., 2. M/s. Canon Paper Industries Pvt. Ltd., 3. M/s. Sahaji Finance Pvt. Ltd. & 4. M/s. Bhojnarayan Tea Company Ltd. have a legal title to the land on which the development of the proposed project is to be carried out

And

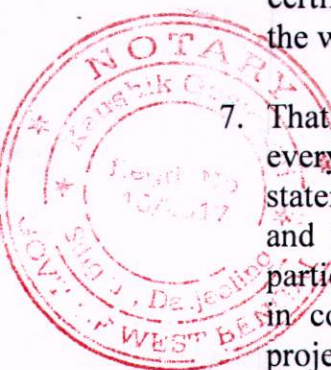
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is **31/03/2025**.

17 MAR 2020

Ka. shik Goswami
Notary Govt. of West Bengal
Siliyuri, Darjeeling
Reg. No. 16/2017

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



SHANTI DEVELOPERS
Ranjana Agarwal
 PARTNER
 Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from
 Verified by me at 17th on this month day of 2020.

SHANTI DEVELOPERS
Ranjana Agarwal
 PARTNER
 Deponent
 Identified by me
[Signature]
 Advocate
 17/03/20
 SILIGURI

[Signature]
Kaushik Goswami
 Notary Govt. of West Bengal
 Siliguri, Darjeeling
 Reg. No.- 16/2017

7 MAR 2020

AFFIDAVIT
 Solemnly Affirmed before Me
 By Ranjana Agarwal
 Cf. slg
 Identified by N. Shukh Adv. Slg
 It is the 17th day of March 2020
 At Siliguri Aw