

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



बंगाल WEST BENGAL

39AA 712432

For NRS AGRO (P) LTD.

Director

FORM 'B'

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 Mr. Nimit Mundhra, S/o Kamal Kumar Mundhra, aged about 34 years, residing at Vidya Sagar Road, Khalpara, Siliguri-734005, authorized Director of the promoter-NRS AGRO PRIVATE LIMITED, of the proposed project- "EKAGRA BY HILLMAN GROUP" vide their authorization dated 01-06-2026-

I, Nimit Mundhra (PAN-BCGPM5084B), promoter of the project do hereby solemnly declare, undertake and state as under:

Debashish Chakraborty
Notary Public of India
Siliguri, Darjeeling
Regd No. 13792

04 JUN 2026

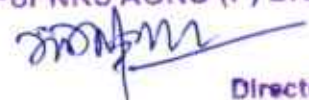
1. That the landowner name is Beauty Dutta, D/o Late Ganesh Dutta, PAN : APLPD7234F, Aadhaar no. 4043 4351 3614 and She has a legal title to the land on which the development of the project is proposed

AND

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

2. That the said land is free from all encumbrances as on the date of this affidavit.
3. That the time period within which the project shall be completed by me is 31.12.2029.
4. That seventy per cent of the amounts realized by me 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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

For NRS AGRO (P) LTD.



Director

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 Siliguri on this 04th day of June, 2026.

AFFIDAVIT
Solemnly Affirmed Before me
By Mimmi Munshra
Of Sylhet
Identified by R. Chakraborty
This the 04th day of June 2026


Debasish Chakraborty
Notary Govt of India
Siliguri, Darjeeling
Regd No. 13797

For NRS AGRO (P) LTD.



Director

DEPONENT

Identified by me


Advocate Siliguri

R. Chakraborty
Advocate, Siliguri

04 JUN 2026