



WEST BENGAL

30AA 612826

FORM 'B' [See rule 3 (4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. RUPESH KUMAR AGARWAL** Partner of **PARAS DEVELOPERS** Promoter of the proposed project **PARAS ROYALE** / duly authorized by the promoter of the proposed project

I, **Mr. RUPESH KUMAR AGARWAL** Partner of **PARAS DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **PARAS DEVELOPERS** 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 **31.12.2027**.
4. That seventy per cent of the amounts realised by me/ 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 the purpose.

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

12 DEC 2024

S. No. 11 Date 02/12/2024

Sold to Paras Developers

OF cs

Rs. 20/- (Rupees) Twenty Only

(R. P. Ghosh)

Stamp Vendor

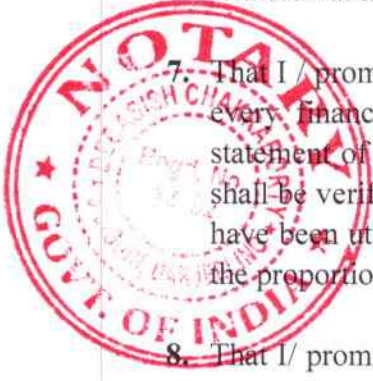
Siliguri Court

L No. R. M./106/1993

Darjeeling



5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ 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.



AFFIDAVIT
Solemnly Affirmed before me
By Rupesh K. Agarwal
Of R. Chakraborty
Identified by R. Chakraborty
This the 12th day of Dec, 2024.

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

12 DEC 2024

RUPESH KUMAR AGARWAL

Deponent Verification

Identified by me
R. Chakraborty
Advocate Siliguri
R. Chakraborty
Advocate, Siliguri