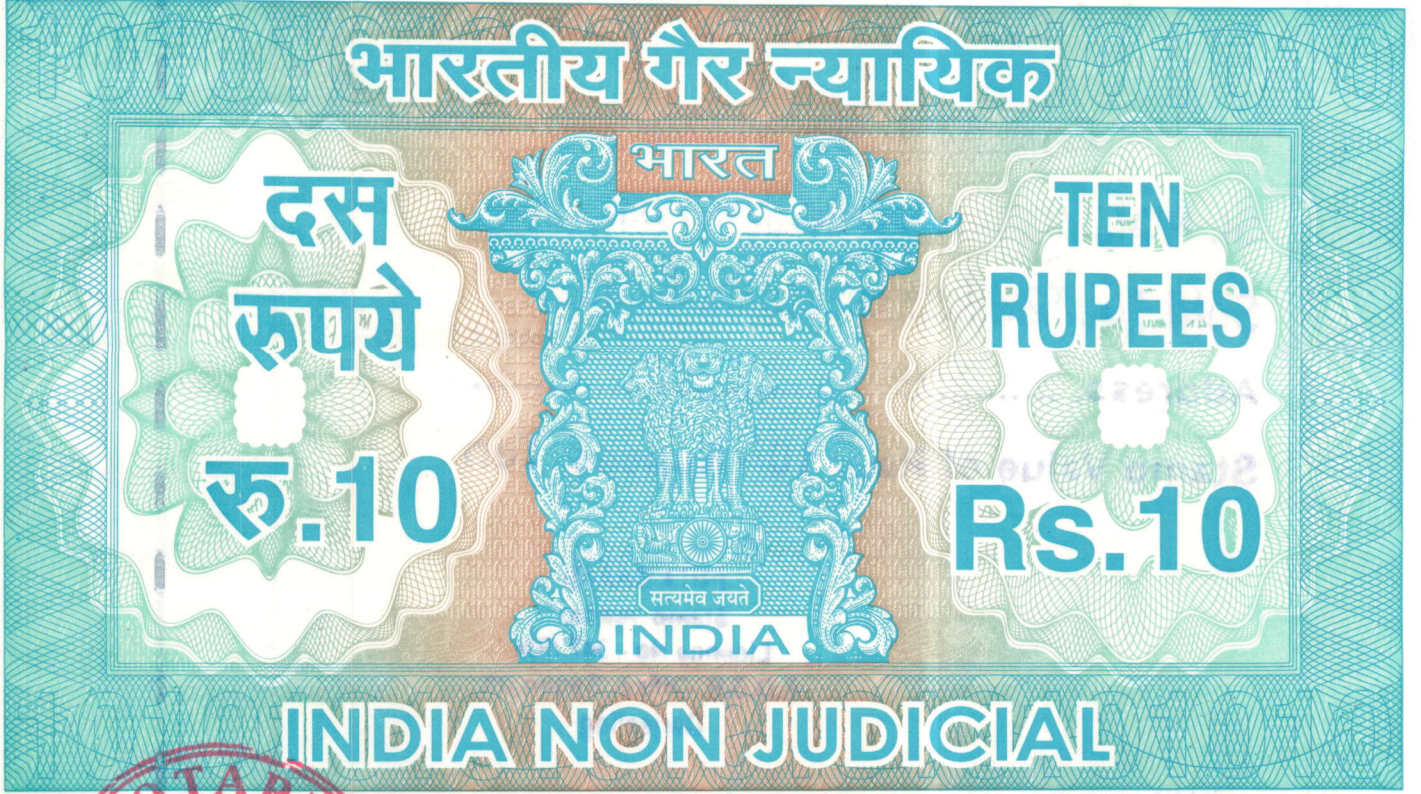


07 OCT 2024



পশ্চিমবঙ্গ WEST BENGAL

74AB 824537

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

Affidavit cum Declaration

Affidavit cum Declaration of Anirudha Maheshwari Director of Panchrashi Barter Private Limited Promoter of the proposed project 'UDYACHAL 21' / duly authorized by the Promoter of the proposed project

I, Anirudha Maheshwari Director of Panchrashi Barter Private Limited promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / **Director of Panchrashi Barter Private Limited** have / 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 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 07th November 2024.

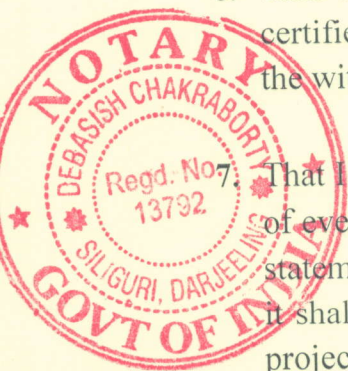
R. Chakraborty
Advocate, Siliguri

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

07 OCT 2024

Panchrashi Barter Private Limited
Anirudha Maheshwari
Director

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Deponent
For, Panchrashi Barter Private Limited
Panchrashi Barter Private Limited

Anirudha Maheshwari
Director

AFFIDAVIT

Solemnly Affirmed before me
by *Anirudha Maheshwari*
of *Siliguri*
Identified by *R. Chakraborty*
This the *07th* day of *Oct* 20*24*
at *Siliguri* AM/PM.

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

07 OCT 2024

Anirudha Maheshwari
Director
DIN: 01612109

Date: 07/10/2024

IDENTIFIED BY ME
R. Chakraborty
Advocate, Siliguri