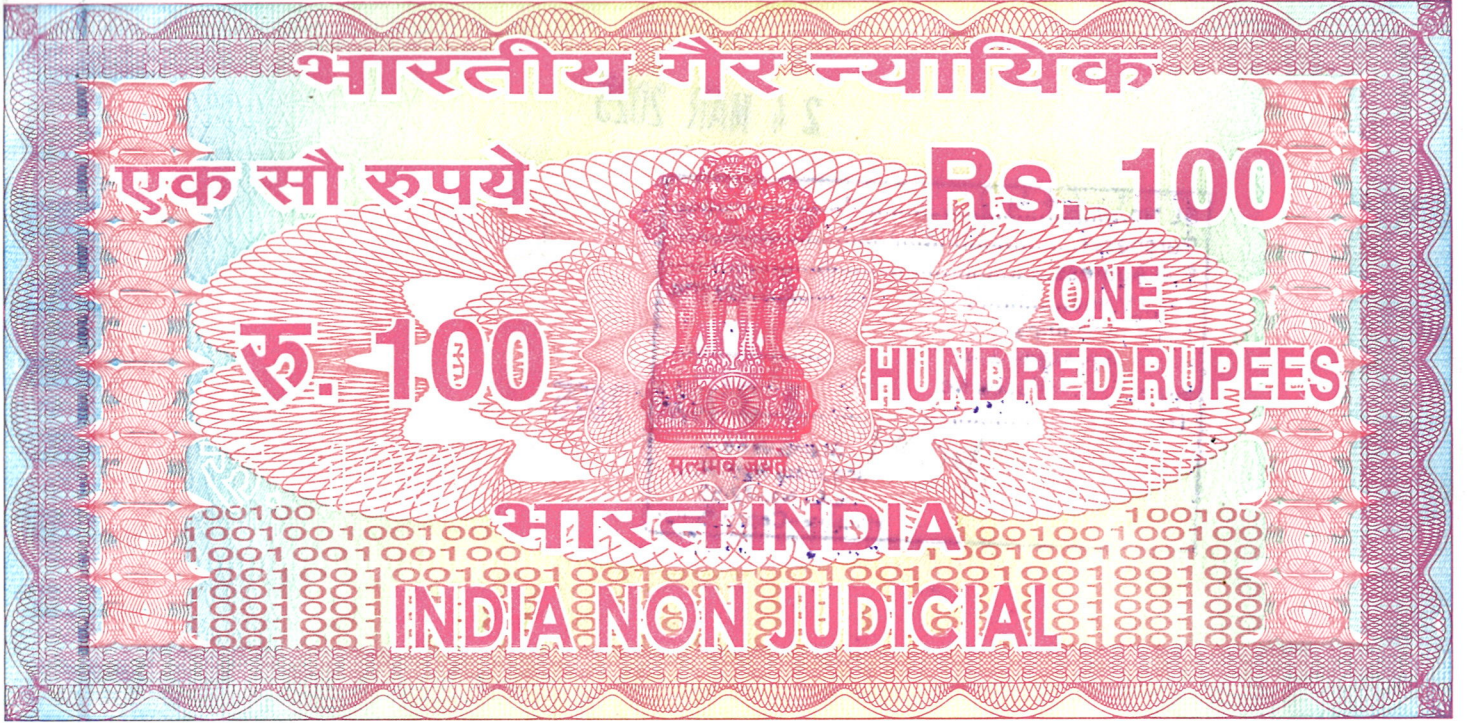




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 489982



SMD ENCLAVE LLP

PARTNER

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

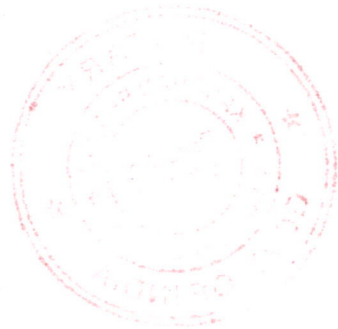
*Solemnly Affirms & Declares
before me on Identification*



Kanchan Bhadra
Notary
Siliguri

24 MAR 2025

SL No.	46192
Purchaser	SMD Enclave LLP
Full Address	Slp for the
Total Value	
Amount of Stamps	
Deposit is Made with	
Stamps Purchased for	G
Free by no.	13 MAR 2025
Stamp Vendor Jogendra Nath Roy L.C. No.-72/59 Haldibari-Cooch Behar	



पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर

पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर



FORM "B"

{ See rule 3(4) }

Affidavit Cum Declaration

SMD ENCLAVE LLP
Deepak Agarwal
PARTNER

Affidavit cum Declaration of **Sri Deepak Kumar Agarwal** duly authorized by the promoter of the proposed project, vide his authorization dated 28/03/2025.

I, **Sri Deepak Kumar Agarwal son of Late Shyam Sundar Agarwal, aged about 55 years, residing at Mahabirsthan, Rail Gate No 1, Siliguri, Ward No- 08, P.O. Siliguri Town, P.S. Siliguri, Dist.- Darjeeling** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Terai Infrastructures Ltd. Represented by its director Kamal Kishore Bihani, Terai Tea Company Limited Represented by its authorized signatory Kamal Kishore Bihani , Abhijit Tea Company Private Limited Represented by its authorized signatory Kamal Kishore Bihani 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 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 11th day November, 2027.
4. That seventy percent of the amounts realized by promoter for the real estate project from all 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 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 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



Solemnly Affirmed & Declared
before me as identifying

Kanchan Bhadra
Notary
Siliguri

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.

7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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



FOR SMD ENCLAVE LLP
SMD ENCLAVE LLP

Deepak Kumar Agarwal

PARTNER

[Sri Deepak Kumar Agarwal]

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 the 28th Day of March ,2025.

FOR SMD ENCLAVE LLP

SMD ENCLAVE LLP

Deepak Kumar Agarwal

PARTNER

[Sri Deepak Kumar Agarwal]

Deponent

Solemnly Affirms & Declares
before me as Identification

Kanchan Bhadra
Notary
Siliguri

AFFIDAVIT

Deepak Kumar Agarwal
SMD ENCLAVE LLP
PARTNER
28/03/2025

Sanghamita Dutta
SANGHAMITA DUTTA
ADVOCATE, SILIGURI
Enrol No: F/1677/1511/2021