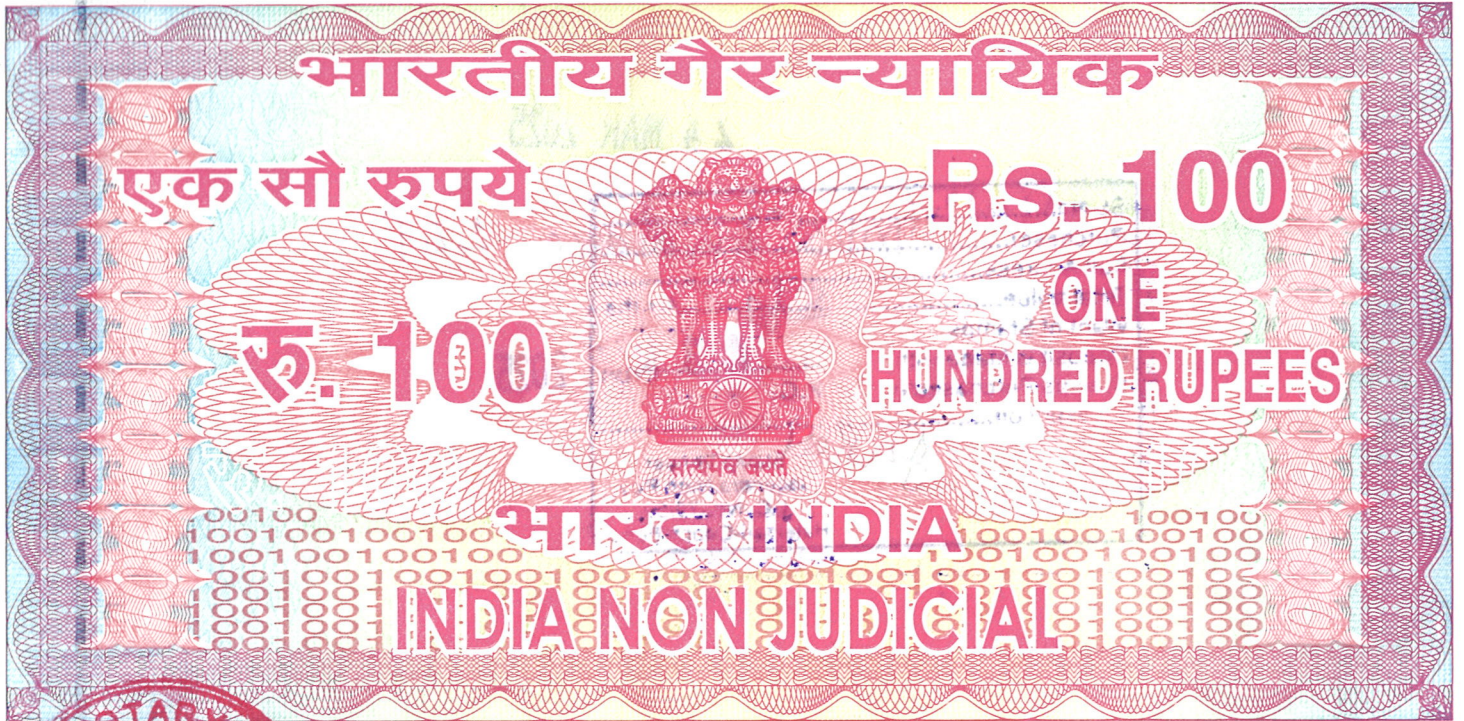




पश्चिम बंगाल WEST BENGAL

AH 489967

MDS ENCLAVE LLP

Partner

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT



*Solemnly Affirmed & Declares
before me on identification*

Kanchan Bhadra
Notary Siliguri
Apptd by Govt. of India

24 MAR 2025

SL No.	M.612	Dt.	
Purchaser	MDS Enclave LLP		
Full Address			
Total Value	Rs. 50	for the	
Want of Stamps			
Deposit is Made with	Rs. 1.3	Min	2025
Stamps Purchased for	K.G		
Treasury on			
Stamp Vender Jagendra Nath Roy L.C. No.-72/59 Haldibari-Cooch Behar			



RECEIVED
Stamp Vender
Jagendra Nath Roy
L.C. No.-72/59
Haldibari-Cooch Behar

Handwritten signature



FORM "B"

{ See rule 3(4) }

MDS ENCLAVE LLP

Partner

Affidavit Cum Declaration

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

I, **Sri Mrinal Agarwal**, S/o **Sri Naresh Kumar Agarwal**, aged about 39 years, residing at **Cigarette Company Compound, S.F. Road, Siliguri, Ward No- 26, Dist.- Darjeeling**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That **Smt Santosh Devi Agarwal W/O Late Kamlesh Devi Agarwal** 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 **24th March 2028**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 amounts collected for a particular project have been utilized for the project and the



**Solemnly Affirmed & Declare:
before me on identification**

**Kanchan Bhadra
Notary, Siliguri
Appd by Govt. of India**

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 MDS ENCLAVE LLP

MDS ENCLAVE LLP

Partner

[Sri Mrinal 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 MDS ENCLAVE LLP

MDS ENCLAVE LLP

Partner

[Sri Mrinal Agarwal]

Deponent

*Solemnly Affirmed & Declared
before me on identification*

*Kanchan Bhadra
Notary, Siliguri
Appd by Govt. of India*

AFFIDAVIT

Solemnly Affirmed before me

by Mrinal Agarwal

at Siliguri

Identified by Sanghamita Dutta

on 28th March 2025

SANGHAMITA DUTTA

ADVOCATE, SILIGURI

Enrol No: F/1677/1511/2021]