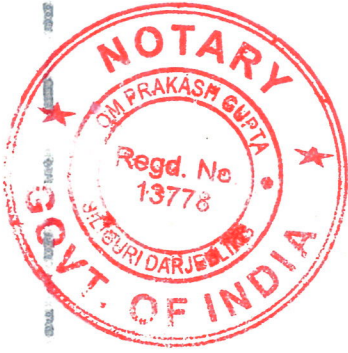


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 947578



MNDK VENTURES LLP

PARTNER

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT



OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No - 13778

15 MAY 2023

NO 2947 DATED 24/3/23
SOLD TO Adm Dewrahan Der Tilwary
OF _____ bl
RUPEES 100

(Signature)
(S. H. Setkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No. 2/1975



FORM "B"

{ See rule 3(4) }

MNDK VENTURES LLP
PARTNER
Mrinal

Affidavit Cum Declaration

Affidavit cum Declaration of Sri Mrinal Agarwal duly authorized by the promoter of the proposed project, vide his authorization dated 15/05/2023.

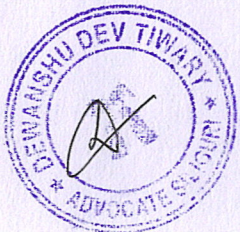
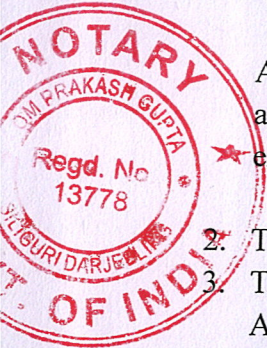
I, **Sri Mrinal Agarwal** S/o Naresh Kumar Agarwal aged **about 36 years residing at Cigarette Company Compound, S.F. Road, Siliguri, Ward No- 26, Dist.- Darjeeling** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Durga Prasad Shah & Others, MNDK Ventures LLP, Neev Nirman 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 09th day April 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.



Om Prakash Gupta
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
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15 MAY 2023

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 MNDK VENTURES LLP

MNDK VENTURES LLP

Mrinal Agarwal
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 15th day of May ,2023.

FOR MNDK VENTURES LLP

MNDK VENTURES LLP

Mrinal Agarwal
PARTNER

[Sri Mrinal Agarwal]

Deponent

OM PRAKASH GUPTA
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No - 13778

15 MAY 2023

I identified by me.
Dewanshu Dev Tiwary
DEWANSHU DEV TIWARY
ADVOCATE SILIGURI
Enrol No. F-279/229 OF 2014