



पश्चिम बंगाल WEST BENGAL

25AC 154265

FORM-B

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Nitin Agarwal duly authorized by the promoter of the proposed project UNILIV EKANTA- PHASE 1 vide its authorization dated 12th Jan 2026

I, Nitin Agarwal S/o Sri Suresh Kumar Agarwal aged 36 Years R/o Sreema Sarani by Lane, Babupara, Darjeeling – 734004 duly authorized by the promoter of the proposed project UNILIV EKANTA-PHASE 1, do hereby solemnly declare, undertake and state as under:

1. That Ghannath Behar Rice Mills LLP, being the Land owner, has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter within 31st January, 2031.
4. That seventy per cent of the amounts realized by the 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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

29 JAN 2026

Contd/-

NON JUDICIAL STAMP

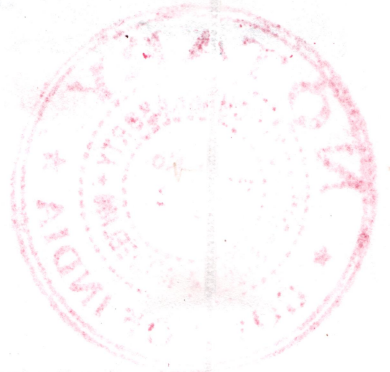
No. 3056 Date 26.12.25

for Aharath Behar Rice Mills Ltd

at P.S. Mahigara, Dist. Darjeeling

Value Rs. 10/-

Mudhanshu Saran ^{P.S.}
Govt. Stamp Vendor
L No. 173/R. III
28th April Court



Stamp of the District Magistrate, Darjeeling, West Bengal, India, dated 26.12.25.

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



UNILIV REALTY LLP

Nitin Agarwal
PARTNER

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Siliguri on this 29 day of Jan 2026

Deponent

UNILIV REALTY LLP

Nitin Agarwal
PARTNER

Identified by me

R. Chakraborty
Advocate Siliguri
R. Chakraborty
Advocate, Siliguri

AFFIDAVIT
Solemnly Affirmed Before me
By *Nitin Agarwal*
Of *UNILIV REALTY LLP*
Identified by *R. Chakraborty*
This the 29 day of Jan 2026

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

29 JAN 2026