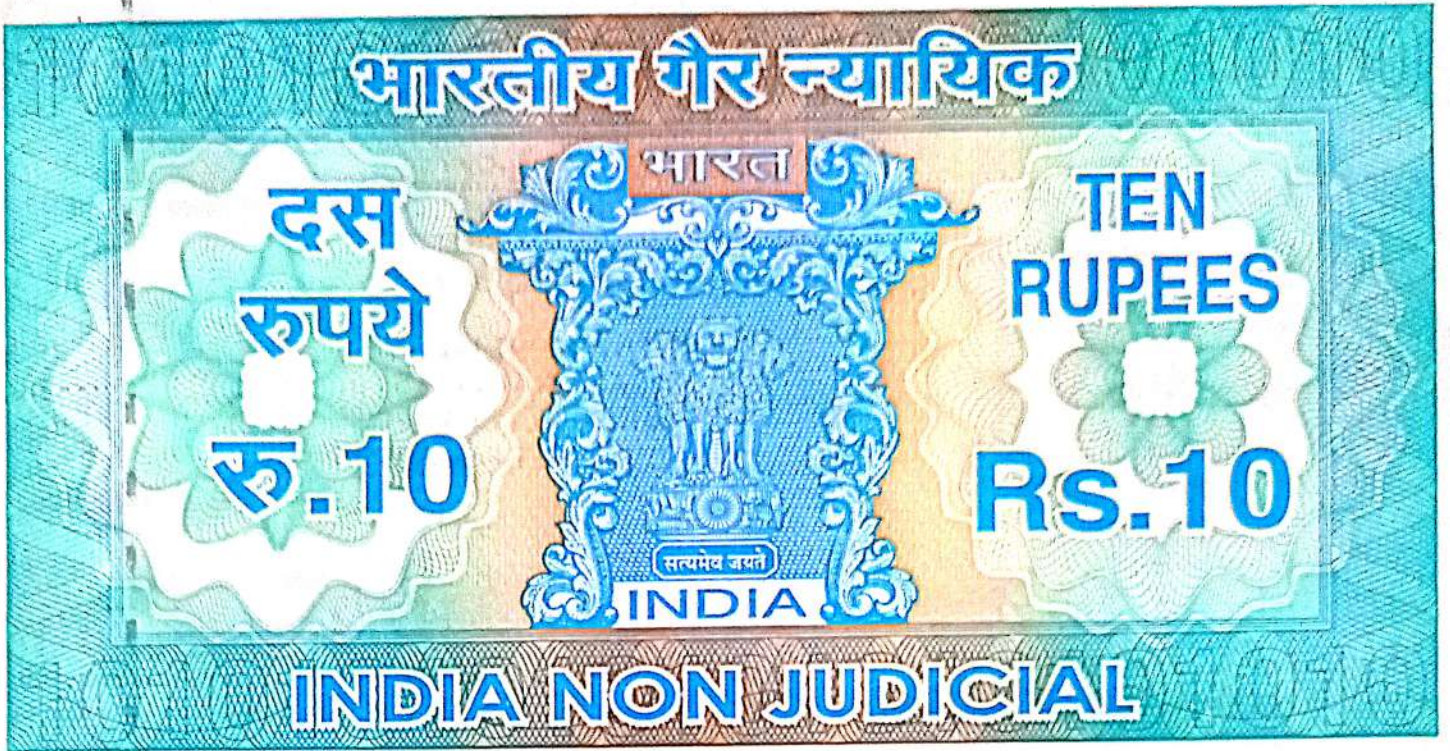




पश्चिम बंगाल WEST BENGAL

88AB 166953

BERLIA DEVELOPERS
Manish Agarwal
Partner

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of SRI MANISH AGARWAL, [PAN: AGGPA1083K, ADHAAR NO: 5439 4272 3990] son of Sri Pawan Kumar Agarwal, aged about 40 years, by faith Hindu, by occupation business and Indian by Nationality, residing at Sri Ram Colony, Sevoke Road, Siliguri - 734001, P.O. & P.S. Siliguri, in the state of West Bengal, is one of the partners of BERLIA DEVELOPERS [PAN NO: AAKFB5805E] promoter of the proposed project.



Signature Attested &
Identification of Advocate

UJJAL DAS
NOTARY
GOVT. OF INDIA
Siliguri, Darjeeling
Regd. No 54632/2025

05 MAR 2026

SL. NO. 23390 Date 4.12.2023
PURCHASER Berlin Developer
Full Address 8p
Total Value 10/-
Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



Signature of the Officer

11.11.2023
JAYA RANI DAS
ADDL. DSR
RAJGANJ, JALPAIGURI

2 MAR 2024

I, Sri SRI MANISH AGARWAL, [PAN: AGGPA1083K, ADHAAR NO: 5439 4272 3990] promoter of the proposed project, do hereby solemnly declare undertake and state as under:

1. That I have the legal title on the land on which the development of the proposed project is to be carried out.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by within 09th January 2031.

4. That seventy per cent of the amounts realized 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

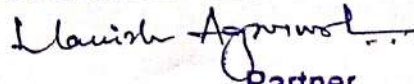
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.

7. That I 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


UJJAL DAS
NOTARY
GOVT. OF INDIA
Siliguri, Darjeeling
Regd. No 54632/2025

BERLIA DEVELOPERS


Partner

05 MAR 2026

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 I shall take all the pending approvals on time, from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I 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.

BERLIA DEVELOPERS

Manish Agarwal

Partner
Deponent

MANISH AGARWAL, PARTNER

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 day of 05th March, 2026.

BERLIA DEVELOPERS

Manish Agarwal

Partner
Deponent

MANISH AGARWAL, PARTNER

Identified by me

Nabonita Sen

Advocate, Siliguri

Signature Attested or
Identification of Advocate

Ujjal Das
UJJAL DAS
NOTARY
GOVT. OF INDIA
Siliguri, Darjeeling
Regd. No 54632/2025

05 MAR 2026

AFFIDAVIT
Solemnly Affirmed before me
by Manish Agarwal
of Siliguri
Identified by Nabonita Sen (Adv)
This the 5th day of March 2026.

