

बंगाल WEST BENGAL

74AB 636452

MAINAK NIRMAN PVT. LTD.

Director

[Handwritten Signature]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vikash Goel, S/o of Late Suresh Chandra Goel (bearing PAN NO -AEMPG0499K and AADHAAR NO 8725 1093 4009) Hindu by Religion, Indian by Nationality, Businessman by Occupation, Resident of 49/3, Sri Ram Colony Sen Road , Ward No. 10, Siliguri (M. Corp) Darjeeling, West Bengal -734 001 one of the Director of MAINAK NIRMAN PRIVATE LIMITED (DIN- 00374841) having its office address at 173/221, Bidhan Market Siliguri, Dist : Darjeeling, West Bengal- 734001 and promoters of the proposed project "PRESTIGE HOME" duly authorized by the director of the said project vide its/her/his/their authorization dated 03/08/2023.

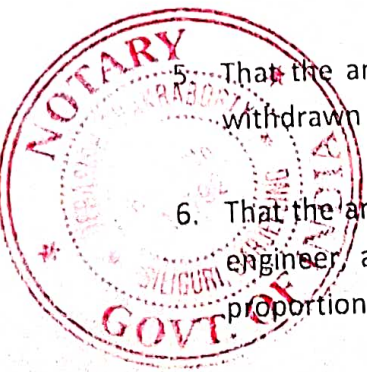
28 AUG 2023

[Handwritten Signature]
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

Siliguri, Darjeeling
Dist. No. 734002

I, Mr. Vikash Goel Director of "MAINAK NIRMAN PRIVATE LIMITED" duly authorized by the promoter of the proposed project "PRESTIGE HOME" do hereby solemnly declare, undertake and state as under:

1. That MAINAK NIRMAN PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of 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 not free from encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.03.2026.
4. That seventy percent of the amounts realized by 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That I/promoter shall get the accounts audited within six months after 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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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 ground


Debanshi Chakraborty
Notary Govt of India
Siliguri, Darjeeling

28 AUG 2023

MAINAK NIRMAN PVT. LTD.

[Signature]

Director

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 24th day of August 2023

MAINAK NIRMAN PVT. LTD.

[Signature]

Director

Deponent



Identified by me
[Signature]
Advocate / Ssg -

AFFIDAVIT

Solemnly Affirmed before me
by Vikash Goel
of S/S
Identified by R. Chakraborty (Adv)
This the 28th day of Aug 2023.
at S/S AM/PM.

28 AUG 2023

[Signature]
Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792