



पश्चिम बंगाल WEST BENGAL

99AB 416533



FORM 'B' (See rule 3 (4))

AFFIDAVIT CUM DECLARATION

IDENTIFIED BY ME
[Signature]
ADVOCATE, SILIGURI

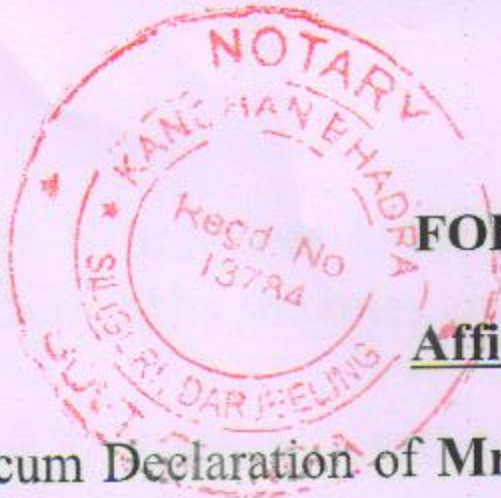
Solemnly Affirmed & Declares
before me on identification

[Signature]
Kanchan Bhadra
Notary, Siliguri
Apprd by Govt. of India

[Signature] Approval

SL. NO. 19227 Date 5, 9, 2027
PURCHASER Om Mali Ka Arjun Developers LLP
Full Address Saliguri
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



FORM 'B' [See rule 3 (4)]


Affidavit cum Declaration

Affidavit cum Declaration of **Mr. NITESH AGARWAL** Partner of **OM MALIKA ARJUN DEVELOPERS LLP** Promoter of the proposed project **NARAYANI RESIDENCY** / duly authorized by the promoter of the proposed project

I, **Mr. NITESH AGARWAL** Partner of **OM MALIKA ARJUN DEVELOPERS LLP** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

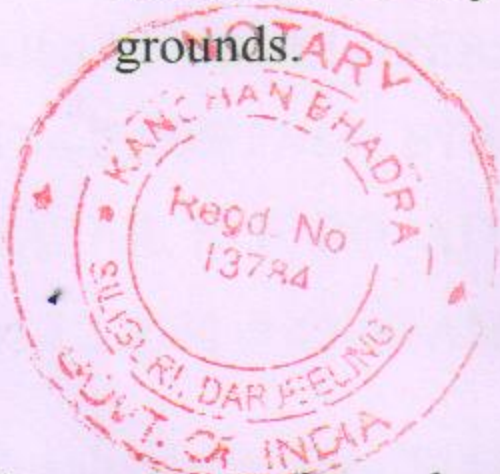
1. That **OM MALIKA ARJUN DEVELOPERS LLP** have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by me/ promoter is 20-01-2027.
4. That seventy per cent of the amounts realised 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 a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised 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.

IDENTIFIED BY ME
ADVOCATE, SILIGURI

*Solemnly Affirmed & Declares
before me on identification*

Kanchan Bhadra
Notary, Siliguri
Appd by Govt. of India

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 grounds.



Nitesh Agarwal
NITESH AGARWAL

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 on _____

Nitesh Agarwal
NITESH AGARWAL

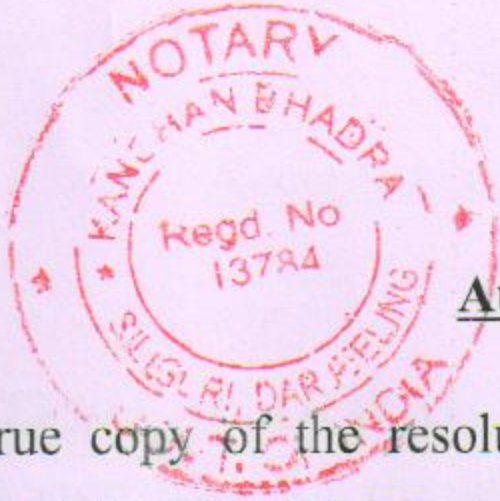
Deponent

IDENTIFIED BY ME
Tanay
ADVOCATE, SILIGURI

Solemnly Affirmed & Declares
before me on identification

Kanchan Bhadra
Notary Siliguri
Appd by Govt. of India

AFFIDAVIT
Solemnly Affirmed before me
By Nitesh Agarwal
at Odlabari
Identified by Ash Tanay
On 19th Dec at Dec 2024




Authorization Letter

Certified true copy of the resolution passed in Board meeting of OM MALIKA ARJUN DEVELOPERS LLP at their registered office situated at HOLDING NO. 67/443/100/77/66, STATION FEEDER ROAD, NEAR BRINDABAN, SILIGURI BAZAR, S. F. RO, AD, Darjeeling, SILIGURI, West Bengal, India, 734405, India on 05.12.2024 at 11:00 AM.

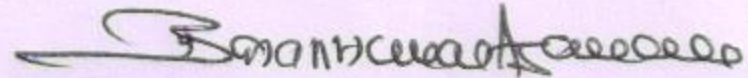
Resolved that **Mr. NITESH AGARWAL** is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purposes and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as **"NARAYANI RESIDENCY"**.

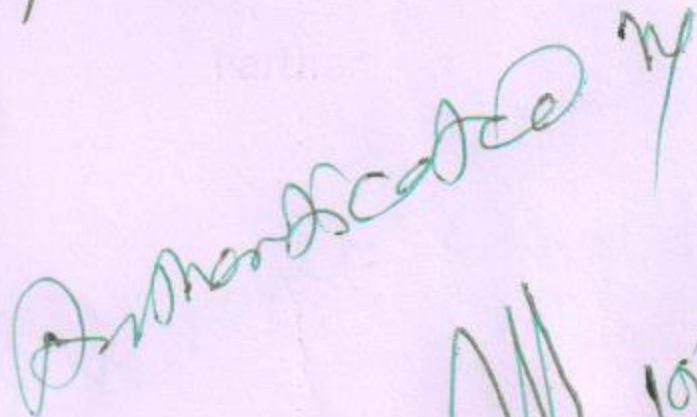
And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/ or incidental for the power mentioned herein above or connected herewith.


For OM MALIKA
ARJUN
DEVELOPERS
LLP


(Partner)

For OM MALIKA
ARJUN
DEVELOPERS
LLP


(Partner)

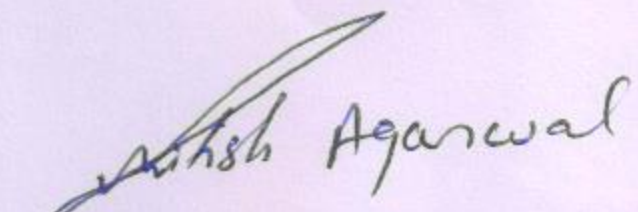


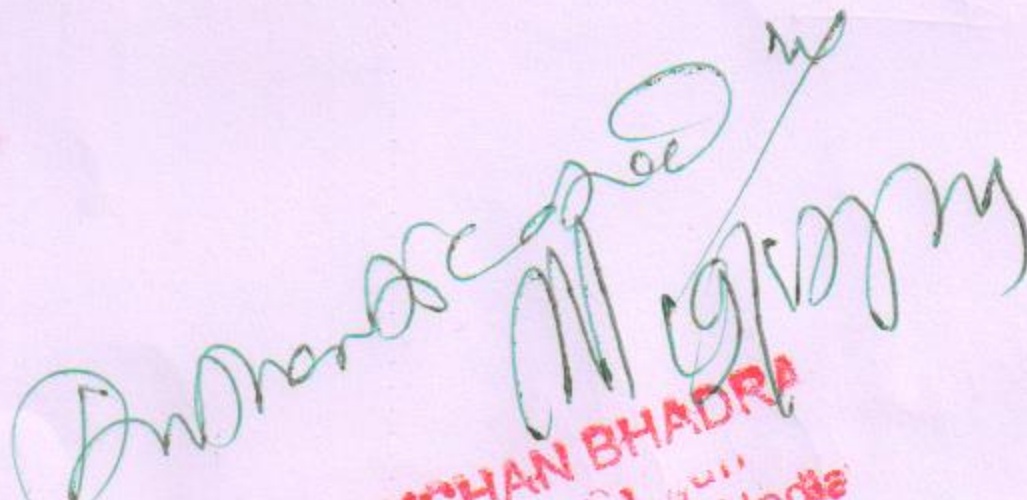

KANCHAN BHADRA
Notary, Siliguri
Appd by Govt. of India



Acceptance of the Authorized Signatory

I, **Mr. NITESH AGARWAL** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.


Signature of Authorized Signatory


KANCHAN BHADRA
Notary Public
Appd by Govt. of India