



भारतीय गैर न्यायिक
एक सौ रुपये
रु. 100
भारत INDIA
INDIAN NON JUDICIAL
सत्यमेव जयते
WEST BENGAL

AN 154074

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Chirag Agarwal** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24.03.2023;

I, Mr. Chirag Agarwal, Son of Sri. Mohan Kumar Agarwal, aged 29 years, resident of Woolco Traders, Sevoke Road, Siliguri – 734 001, West Bengal, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land owners as per the development agreement have/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 free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31.12.2026.
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 that purpose.

Sam

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

SACARMATHA VENTURES
Chirag Agarwal
PARTNERS

08 APR 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

SAGARMATHA VENTURES
Chirag Agarwal
 PARTNERS

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 Matigara on this 08th day of April 2023.

SAGARMATHA VENTURES
Chirag Agarwal
 PARTNERS

Deponent

AFFIDAVIT

Solemnly Affirmed before me
 by Mr. Chirag Agarwal
 of _____
 Identified by S. Debasish Chakrabarty
 This the 08th day of April 2023
 at _____ AM/PM.

Debasish Chakrabarty
 Notary Govt. of India
 Siliguri, Darjeeling
 Regd. No. 13792
08 APR 2023

IDENTIFIED BY ME
Saurabh
 ADVOCATE, SILIGURI