



Gopal Agarwal

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. GOPAL AGARWAL, partner of Padmamukhi Properties LLP, duly authorized by the promoter "Padmamukhi Properties LLP" of the proposed project 'Platina Heights', vide their authorization dated 05th FEBRUARY, 2024 ;

I, GOPAL AGARWAL duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Padmamukhi Properties LLP has a legal title to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land along with an authenticated copy of the ownership of land is enclosed herewith.
2. That the said land is free from all encumbrances.

SOLEMNLY AFFIRMED & DECLARED BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

**Ramesh Kr. Agarwal
NOTARY
SILIGURI**

16 FEB 2024

NON JUDICIAL STAMP

SL. NO. 1883 DATED 12.02.24
NAME Padmamukhi Properties LLP
OF Siliyem
VALUE RS. 20/- PUPH. TWENTY ONLY.


BIKRAM PAUL
GOVT. STAMP VENDOR
L/NO - 171/RM OF 2015

3. That the time period within which the project shall be completed by promoter is 31st March, 2026.
4. That seventy per cent of the amounts to be realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

Deponent

Gopal Kumar

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 13th day February 2024

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

16 FEB 2024

Identified by me:

Advocate
Advocate / Siliguri