



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 179520



*Chirag Agarwal*

**BEFORE THE NOTARY PUBLIC AT SILIGURI**

**FORM- B**  
{See rule 3(4)}

**AFFIDAVIT CUM DECLARATION**

**Affidavits cum Declaration of Chirag Agarwal being representative for the promoter of the proposed project vide authorization dated – 17.03.2022.**

Contd... P/2.

*Chirag Agarwal*

*N.C. Nag 03/11/23*  
**NIBARAN CH. NAG**  
Notary (Govt. of India)  
Regd. No. 13758  
Siliguri, Darjeeling (W.B.)



N. J. Stamp

Sl. No. 47 Date 04/10/23

Sold to Chirag Agarwal

of Siliguri

Value 100/- Rupees

*J Sak*

**JAYABRATA BANIK**  
Govt. Stamp Vender  
A.D.S.R. Office Bagdogra  
L/No- 539-R.M/Darjeeling  
Year 2007

BEFORE THE NOTARY PUBLIC AT SILIGURI  
FORM-B  
(New rule 24)

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Chirag Agarwal being representative for the promoter of the proposed project vide authorization dated - 17.03.2023.

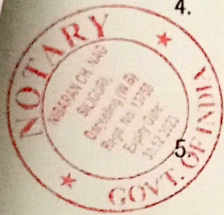
Contd. P2





I, **CHIRAG AGARWAL**, son of Sri Mohan Kumar Agarwal aged 29 years Resident of Woolco Traders, Sevoke road, Siliguri - 734001, West Bengal, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That **Naresh Agarwal** and others have a legal title to the land on which the development of the project is to be carried out  
And  
a legally valid authentication of the 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 promoter is 31.12.2028.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



*Chirag Agarwal*  
Signature of the Deponent

**VERIFICATION**

The contents of my above affidavit cum declaration are true and correct nothing material has been concealed by me therefrom.

Verified at Siliguri on this the 03<sup>rd</sup> day of November, 2023.

*Chirag Agarwal*

Identified by me

*Tulsi Chhetri*  
Advocate, Siliguri

**Tulsi Chhetri**  
Advocate/Siliguri  
Enrollment. No. F/15/1050/2020

**AFFIDAVIT / DECLARATION**  
SOLEMNLY AFFIRMED BEFORE ME

By *Chirag Agarwal*

of *Siliguri*

Identified by *Tulsi Chhetri (Adv.)*

This the *03<sup>rd</sup>* Day of *Nov* 2023

at *Siliguri, Darjeeling (WB)* AM / PM

*Nibaran Ch. Nag*  
**NIBARAN CH. NAG**  
Notary (Govt. of India)  
Regd. No. 13758  
Siliguri, Darjeeling (WB)