



S. No. 90 Date 04/12/2023  
Sold to Dadya Construction  
OF g  
Rs. 20/- (Rupees) Twenty

B. P. Ghosh  
(B. P. Ghosh)  
Stamp Vendor  
Siliguri Court  
L No. R. M./106/1993  
Darjeeling



Aadya Construction


Sujit Kumar Agastya  
Partner

1. That Sri Tapash Biswas @ Tapas Biswas, Son of Late Haramohan Biswas collectively have a legal title to the land (5 Katha 5 Chhatak) on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of the title such land along with an authenticated copy of the agreement between such owners 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 the project shall be completed by the promoter is 31<sup>st</sup> December 2025.
4. THAT seventy percent of the amounts realized 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.
5. That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

  
Kausik Goswami  
Notary Public, West Bengal  
Silliguri, Darjeeling  
290 NC 16/2017

07 FEB 2023



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.

**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 this 07<sup>th</sup> day of December, 2023

**Aadya Construction**  
*Sujit Kumar Agawal*  
**Partner**

**DEPONENT**

IDENTIFIED BY ME  
*S. S. Saha*  
ADVOCATE, SILIGURI

**AFFIDAVIT**

Solemnly affirmed before me  
by *Sujit Kumar Agawal*  
of *Siliguri*  
Identified by *N. Saha* which is duly  
on this the 07<sup>th</sup> day of Dec. 2023.

*S. S. Saha*  
**Sausik Goswami**  
Notary Govt of West Bengal  
Siliguri, Darjeeling  
Reg. No. 16/2017

**07 DEC 2023**