

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

30AA 595705

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. NIRMAL GARG** [PAN NO ADNPG3004A ] [AADHAR NO 3649 9255 8839 ], son of Yograj Garg , aged about 55 years, by Faith- Hindu, by Occupation- Business , by Nationality- Indian and residing at Nirvana Barsana Apartments , Near Barsana Hotel Siliguri , P.O.- Nimai,P.S.- Matigara , Siliguri , in the District of Darjeeling , West Bengal, Pin - 734010in the District of Darjeeling, West Bengal, Director of "**BEEKAY PLAZA PVT LTD**" and being the promoter of the proposed project.

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Solemnly Affirmed & Declared  
Before me on Identification  
24 JUL 2024

JUDICIAL STAMP

3007.

Date 29.09.23.

Beekay Plaza (P) Ltd.

my

Value Rs. 20/-

Handwritten signature

Govt. Stamp Vendor  
Bardogra  
Dist. No. 546/RM  
07 / Loharjeeling



I, **MR. NIRMAL GARG**, Director of "**BEEKAY PLAZA PVT LTD**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME IS**

**MR NARENDRA CHANDRA GARG**

**MR. NIRMAL GARG**

have 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.

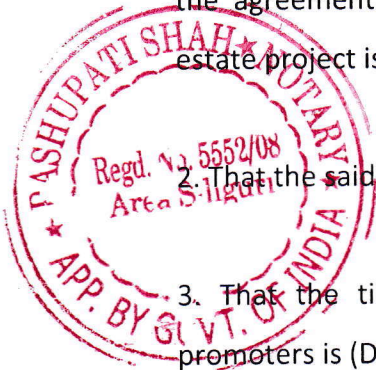
3. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF PROJECT 31<sup>ST</sup> DECEMBER 2028 ).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Solemnly Affirmed & Declared  
Before me on Identification  
24 JUL 2024



7. That promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



**BEEKAY PLAZA PVT. LTD.**

*[Signature]*  
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Director  
Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri, on this 24<sup>th</sup> day of July, 2024.

**BEEKAY PLAZA PVT. LTD.**

*[Signature]*  
Director

Deponent  
Identified by me

*[Signature]*  
Advocate

Solemnly Affirmed & Declared  
Before me on Identification

24 JUL 2024

P. Ashupati Shah  
Notary