



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AE 947171



Before the Notary Public at Siliguri.

AFFIDAVIT CUM DECLARATION

*(Handwritten mark)*

contd..

*(Handwritten signature)*  
OM PRAKASH GUPTA  
Notary Public of India  
Siliguri Darjeeling  
Regd No.- 13778

19 4 FEB 2023



# KAJLA BUILDERS

Shop No. – 7, 3<sup>rd</sup> Floor, Time Square Building  
Sevoke Road, P.O. – Siliguri, P.S – Bhakti Nagar,  
Ward No. – 43, Darjeeling, West Bengal – 734 001

Contact No. - +91 70151 09686  
email-id :: [nsworkstation.siliguri@gmail.com](mailto:nsworkstation.siliguri@gmail.com)

## FORM-B [see rule 3(4)]

### AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of Mr. DINESH KUMAR AGARWAL promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 14/02/23:**

I, DINESH KUMAR AGARWAL Son of MR. NARAYAN PRASAD AGARWAL aged 26 YEARS R/o KAJLA BUILDERS 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 I / promoter have/has a legal title to the land on which the development of the project is proposed

Or

~~...KAJLA BUILDERS... 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 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 me/ promoter is 30.06.2026 (Project Completion Date).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For KAJLA BUILDERS



PARTNER

14 FEB 2023

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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.

Deponent  
For KAJLA BUILDERS  
  
PARTNER


## 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 14<sup>th</sup> day of February 2023

For KAJLA BUILDERS  
  
PARTNER  
Deponent



  
OM PRAKASH GUPTA  
Notary Govt. Of India  
Siliguri Darjeeling  
Regd No.- 13778

IDENTIFIED BY ME  
  
ADVOCATE / SILIGURI

AFFIDAVIT  
Solemnly Affirmed before me  
By... Kajla Builders  
Of... Siliguri  
C... R. Chakraborty  
This on... 14<sup>th</sup> day of... Feb 23

14 FEB 2023