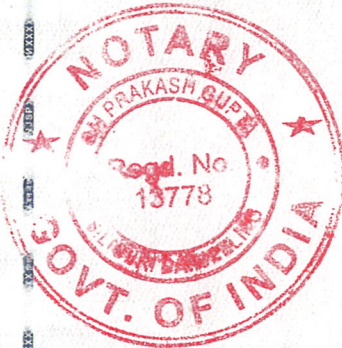


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 896809



ANKIT BEGRAJI CONSTRUCTION PVT. LTD.  
*[Signature]*  
Director

1

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT



*[Signature]*  
DR. PRAKASH GUPTA  
Notary Govt Of India  
Siliguri, Darjeeling  
Regd No. 13778

25 APR 2023

**FORM "B"****{ See rule 3(4) }****Affidavit Cum Declaration**

**Affidavit cum Declaration of SRI ANKIT MITTAL duly authorized by the promoter of the proposed project, vide his authorization dated 25/04/2023.**

ANKIT BEGRAJJI CONSTRUCTION PVT. LTD.  
Director

I, **SRI ANKIT MITTAL** S/o Rajendra Mittal alias Rajendra Kumar Agarwal residing at Shanti Warehouse, 3<sup>rd</sup> Mile, Sevoke Road, Ward No. 42 of Siliguri Municipal Corporation, P.O. Salugara, P.S. Bhaktinagar, Pin – 734008, District Jalpaiguri, in the State of West Bengal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Arun Kumar Jaiswal have 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 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 31-12-2025.
4. That seventy percent of the amounts realized by promoter for the real estate project from all 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

25 APR 2023

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



- 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 prescribed 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.

**FOR ANKIT BEGRAJ JI CONSTRUCTIONS PRIVATE LIMITED**



ANKIT BEGRAJ JI CONSTRUCTION PVT. LTD.

*(Signature)*  
 Director  
 (Sri Ankit Mittal)

Director

(Sri Ankit Mittal)

Director

Deponent

**Verification**

The contents of my 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 the 25<sup>th</sup> day of April, 2023.

**FOR ANKIT BEGRAJ JI CONSTRUCTIONS PRIVATE LIMITED**

ANKIT BEGRAJ JI CONSTRUCTION PVT. LTD.

*(Signature)*  
 Director  
 (Sri Ankit Mittal)

Director

(Sri Ankit Mittal)

Director

Deponent

**AFFIDAVIT**

Solemnly Affirmed before me

By Ankit Mittal

Of Siliguri

Verified by Devanshu Dev Tiwary

This the 25<sup>th</sup> Day of April 2023

*(Signature)*

M. PRAKASH GUPTA  
 Notary Govt. of India  
 Siliguri, Darjeeling  
 Regd No. 13778

Identified by me.  
 Devanshu Dev Tiwary

DEWANSHU DEV TIWARY  
 ADVOCATE SILIGURI  
 Enrol No. F-279/229 OF 2014

25 APR 2023