

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

FORM-B

[See rule 3(4)]

पश्चिम बंगाल WEST BENGAL


AFFIDAVIT CUM DECLARATION

75AB 225571

Affidavits cum Declaration of Nitin Agarwal being representative for the promoter of the proposed project vide its authorization dated 28th September, 2023.

I, Nitin Agarwal S/o Sri Suresh Kumar Agarwal aged about 34 years R/o Sreema Sarani by lane, Babupara, Darjeeling- 734004 road being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Nitin Agarwal and others have a legal title to the land on which the development of the project is proposed
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.
1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 31st December, 2025.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.


Debanshi Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

29 SEP 2023.

Identified by

Advocate Siliguri



SL. NO. 17376 Date 22-9-2023

PURCHASER Balaje Developers

Full Address Siliguri

Total Value 10/-

Stamp Purchased from JPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri



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6. 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. 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

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 29th day of September 2023

Deponent

BALAJI DEVELOPERS

Ditin Agnewal
Partner

Identified by me

[Signature]

Advocate Siliguri



AFFIDAVIT
Solemnly Affirmed Before me
By... *Nitin Agnewal*
Of... *Balaji Developers*
Identified by... *R. Chakraborty*
This the *29th* day of *SEP* 2023.

29 SEP 2023

[Signature]
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792