



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Darjeeling Real Estate Agents & Developers
Nisith Kumar Agarwal
Partner
AR 784369

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of, Nisith Kumar Agarwal being representative for the promoter of the proposed project vide its authorization dated 07/05/2024.

I, Nisith Kumar Agarwal S/o Late Bhimraj Agarwal aged 52 R/o Shyama Kunj, Ward No.40, Pranami School Road Last, Siliguri, Dist.: Jalpaiguri, West Bengal – 734001 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Guru Charan Roy and others has a legal title to the land on which the development of the 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 the development of the real estate project is enclosed herewith.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Nisith Kumar Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

07 MAY 2024

JUDICIAL STAMP

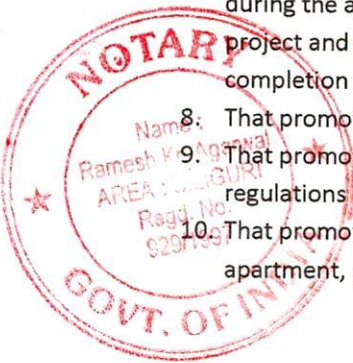
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Govt. Stamp Vendor
Bagdogra
Dist. No- 546/NM
07 / Darjeeling

2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by the promoter is 31st December 2030.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.



Darjeeling Real Estate Agents & Developers
Roseeth Kumar Agarwal
 Partner

 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 7th day of May 2024.

SOLEMNLY AFFIRMED & DECLARED
 BEFORE ME ON IDENTIFICATION
Ramesh Kr. Agarwal
 Ramesh Kr. Agarwal
 NOTARY
 SILIGURI

Darjeeling Real Estate Agents & Developers
Roseeth Kumar Agarwal
 Partner

 Deponent

07 MAY 2024 Identified by me:

AAg
 Advocate / Siliguri

