

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 570146



**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr Ajit Kumar Agarwal [PAN NO ACFPA2427G ] [AADHAR NO...5876 9590 8619], son of Raj Kumar Agarwal , by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Ashram Para, Siliguri, PIN-734001 in the District of Darjeeling, West Bengal, Partner of "Kalika Construction " and being the promoter of the proposed project.

Cont...P-2

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
13792

28 AUG 2023

S. No. 1588 Date 25/08/2023

Sold to Kalika constructions

OF SJ

Rs. 50/- (Rupees) Fifty Only

*B. K. Ghosh*  
(B. K. Ghosh)

Stamp Vendor

Siliguri Court

L.No R. M./106/1993

Darjeeling

I, **Mr Ajit Kumar Agarwal** , Proprietor of "**Kalika Constraction** " and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Smt Tatuli Ghosh , Sri Saurav Ghosh , Sri Deepak Prasad** 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.

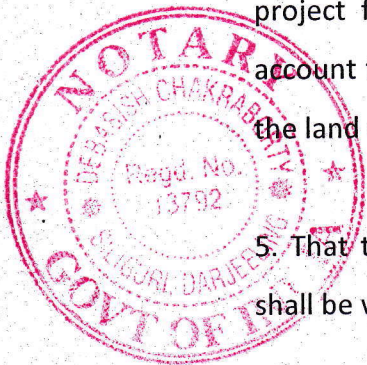
3. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF PROJECT 31<sup>st</sup> DEC : 2026 ).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.

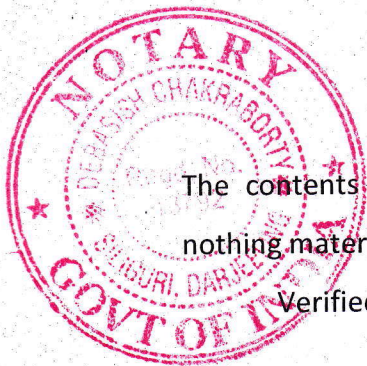
8. That the promoters shall take all the pending approvals on time, from the competent authorities.

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.

KALIKA CONSTRUCTION  
*[Signature]*  
PARTNER

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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 \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 2023.

KALIKA CONSTRUCTION  
*[Signature]*  
PARTNER

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Deponent  
Identified by me

**AFFIDAVIT**  
Solemnly Affirmed before me  
By *[Signature]*  
of *[Signature]*  
Identified by *[Signature]*  
This the 28 day of Aug 2023  
At *[Signature]*

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

*[Signature]*  
Advocate