

22 APR 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

92AB 968262



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Chetan Garg being representative for the promoter of the proposed project vide its authorization dated 22/04/2024.

INDIRA INFRASTRUCTURE

Chetan Garg
Partner

Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
22 APR 2024

NON JUDICIAL STAMP

Sl. No. 5843 Dated 28 FEB 2024

Name Indira Infrastructure
of SJ

Value Rs. 10/- (Rupees Ten only)


BABYSANA
Govt. Stamp vendor
Siliguri Court
License No. 172/RM/dated-24/07/15



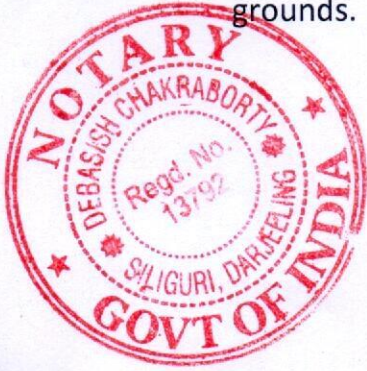
I, Chetan Garg S/o Ram Chander Agarwal aged 28 years R/o Sri Ram Colony, Ward No. 10 Sevoke Road, P.O Siliguri, Dist. Darjeeling, Siliguri – 734001, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Ram Chander Agarwal and Saroj Devi Agarwal 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.
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 31ST March, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Debasish Chakrabarty
Notary Govt. of India
Siliguri, Darjeeling
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22 APR 2024

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.



INDIRA INFRASTRUCTURE

Chetan Garg
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 22nd day of April 2024.

Chetan Garg
Deponent

IDENTIFIED BY ME
Chaudon Hausingra
ADVOCATE, SILIGURI

AFFIDAVIT

Selemnly Affirmed before me
by *Chetan Garg.*
of *Siliguri*
Identified by *C. Hausingra, B.A.*
This the *22nd* day of *April* 20*24*.
at _____ AM/PM.

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

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