



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AE 954165



RADIANT DEVELOPERS
Debashish
PARTNER

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Debashish 24 NOV 2022
Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

Contd.....P/2

Sl. No. 829 Date 03/11/2011

Sold to Radiant Developers

of sgy


Rs 100/- Rupees (hundred)

Ritu Yadav
Stamp Vender
Sig Court
NO - 170/R M

Affidavit cum Declaration of Mr. KISHAN AGARWAL, Partner of "RADIANT DEVELOPERS", promoter of the proposed project / duly authorized by the promoter of the proposed project 'PLATINA' vide its/his/their authorization dated 24th November, 2022:

I/We, KISHAN AGARWAL, Son of Sri Suresh Kumar Agarwal aged 42 years R/o Metro Heights, Flat D-5, 5th Floor, 2nd Mile Sevoke Road, Siliguri 734001, Dist. Jalpaiguri, West Bengal, **Partner of "RADIANT DEVELOPERS"**, having its office at Kapil Tower, 1st Floor, Sevoke Road, Siliguri 734408, Dist. Jalpaiguri, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **RAVINDAR AGARWAL, SURENDRA KUMAR AGARWAL, SEEMA AGARWAL, BIMLA DEVI AGARWAL, JITEN AGARWAL, UMESH KUMAR KEDIA, KRISHAN KUMAR AGARWAL and TANUJ AGARWAL** have a legal title to the land on which the development of the project proposed would be carried out and
An authentication copy of the registered agreement between the land owner and promoter for the development of the real estate project is provided along with the legal valid authentication of the title of the land.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31.12.2024**.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.


24 NOV 2022
Debashish Chakraborty
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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.

RADIANT DEVELOPERS

R. Gaud

PARTNER

Deponent

Verification

The contents of above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Siliguri** on this **24th Day of November, 2022.**

RADIANT DEVELOPERS

R. Gaud

PARTNER

Deponent

AFFIDAVIT
Solemnly affirmed Before me
By Radiant Developers
Of Siliguri
Identified by R. Chakraborty
This on 24th Nov. 2022

IDENTIFIED BY ME
R. Chakraborty
ADVOCATE, SILIGURI

R. Chakraborty
24 NOV 2022
Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792