

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ - পশ্চিম বঙ্গাল WEST BENGAL

92AB 968775




FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Abhinav Agarwal being representative for the promoter of the proposed project vide its authorization dated 30/08/2024.

I, Abhinav Agarwal S/o Sri Ram Chander Agarwal aged 33 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 Sri Ram Chander Agarwal and Saroj Devi Agarwal have a legal title to the land on which the development of the project is proposed
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 31<sup>st</sup> March 2030.

  
Kaushik Goswami  
Notary Govt. of West Bengal  
Siliguri, Darjeeling  
Regd. No. 16/2017

SHANTI CONSTRUCTIONS

Abhinav Agarwal  
Partner

02 AUG 2024



# NON JUDICIAL STAMP

Sl. No. 5655 Dated 28 FEB 2024

Name Shanti Constructions

of Slg.

Value Rs. 10/- (Rupees Ten only)

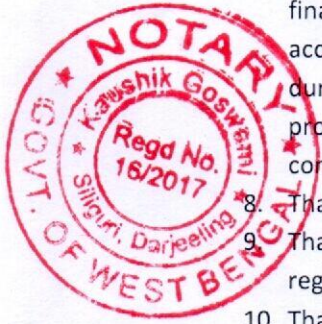
**BABY SAHA**  
Govt. Stamp Vendor  
Siliguri Court  
License No 172/RM/dated-24/07/15



Red no 100001  
Sigit, Dattajit  
Nary Gov. of West Bengal  
Kansik Goswami



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



SHANTI CONSTRUCTIONS

Abhinav Agarwal  
Partner

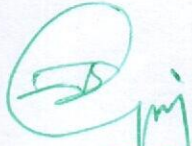
Deponent

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 02 day of Aug-24

Abhinav Agarwal  
Deponent

  
Kaushik Goswami  
Notary Govt. of West Bengal  
Siliguri, Darjeeling  
Regd. No. 16/2017

02 AUG 2024