



पश्चिम बंगाल WEST BENGAL

AE 953155

KAJLA DEVELOPERS LLP

Partner

:1:

FORM - B  
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. KISHAN AGARWAL, partner of "KAJLA DEVELOPERS LLP", promoter of the proposed project / duly authorized by the promoters of the proposed project "THE ELEMENTS" vide its/his/their authorization dated 14<sup>th</sup> day of October, 2022:

14 OCT 2022  
Kausnik Goswami  
Notary Govt. of West Bengal  
Siliguri, Darjeeling  
Regd No 16/2017

STAMP

334 Date 06.4.22

Kajla Development CC

Sold

inf. J. M. D. S.

Tammy Roy

Govt. Stamp Vendor

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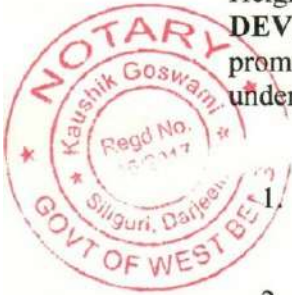
Lic. No- 546/RM

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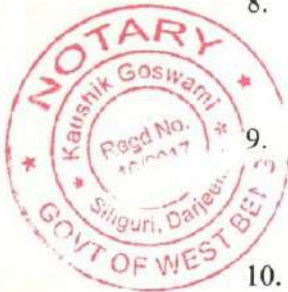
: 2 :

I, **KISHAN AGARWAL**, Son of Suresh kumar Agarwal aged 42 years, R/o D-5 Metro Heights, 2<sup>nd</sup> Mile, Sevoke Road, Siliguri-734001, **Partner** of "**KAJLA DEVELOPERS LLP**", promoter of the proposed project / duly authorized by the promoters of the proposed project "**THE ELEMENTS**" do hereby solemnly declare, undertake and state as under:



1. That promoters have a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the entire project shall be completed by me / promoter is **31-12-2025**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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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.

KAJLA DEVELOPERS LLP

*B. Gaud*

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 **14<sup>th</sup> Day of October, 2022**.

KAJLA DEVELOPERS LLP

*B. Gaud*

Partner

Deponent

**AFFIDAVIT**  
Solemnly Affirmed Before me  
By *Keshan Agarwal*  
Of *Siliguri*  
Witnessed by *C. Harsingha*  
This the *14<sup>th</sup>* day of *Oct*, 2022

*Chandan Harsingha*

*[Signature]* **14 OCT 2022**  
Kausnik Goswami  
Notary Govt. of West Bengal  
Siliguri, Darjeeling  
Regd No 16/2022