



पश्चिम बंगाल WEST BENGAL

AR 754477



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Gaurav Sinhal being representative for the promoter of the proposed project vide its authorization dated 19/12/2023.

I, Gaurav Sinhal S/o Pramod Kumar Sinhal aged 30 years R/o Pani Tanki more, Sevoke Road, Siliguri, West-Bengal – 734001 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Dinesh Poddar and Pramod Kumar Sinhal have a legal title to the land on which the development of the project is to be carried out 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 19/07/2026.
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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

Solemnly Affirmed & Verified
Before me on this date of authentication.

23/11/23
Pachupati Sihak
NOTARY SILIGURI

GOLDEN CONSTRUCTIONS

Gaurav Sinhal
Partner

JUDICIAL STAMP

2114 22.12.23

Golden Construction

Surf seg
Tammoy Roy

Govt. Station Vendor
Baidyagra
Lic. No- 540/RM
07 / Dargeeling

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

GOLDEN CONSTRUCTIONS Deponent
Govind Sinha
 Partner

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 23rd day of December, 2023.

GOLDEN CONSTRUCTIONS
Govind Sinha
 Deponent



Solemnly Affirmed & Sworn
 Before me on Identification
23/12/23
 Pashupati Shah
 NOTARY, SILIGURI

IDENTIFIED BY ME
Sanku
 ADVOCATE, SILIGURI