

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत

TEN
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

74AB 640671



Aadya Constructor.
Sujit Kumar Agarwal
Partner

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sujit Kumar Agarwal, Son of Late Raj Kumar Agarwal, aged about 46 years, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, Partner of AADYA CONSTRUCTION, duly authorized by the promoter (AADYA CONSTRUCTION) of the proposed project – "ARUN NIWAS", situated at Bhanu Bhakta Sarani, Lower Gurung Busty, Siliguri vide its/his/their authorization dated 13th September 2013.

I, Mr. Sujit Kumar Agarwal, Son of Late Raj Kumar Agarwal, aged about 46 years, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, promoter (AADYA CONSTRUCTION) of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Solemnly Affirmed & Declared
Before me on Identification
Pashupati Shah
NOTARY, Siliguri

S.No. 2268 Date 26/04/2023

Sold to Adya Constructors

OF sh

Rs. 10/- (Rupees) Ten only

B. R. Ghosh
(B.R. Ghosh)
Stamp Vendor
Siliguri Court
L. No. R. M/106/1993
Darjeeling



Aadya Constructor.
Sugill-Kumar Agard
Partner

1. That promoter has a legal title to the land (2 Katha 4 Chhatak) on which the development of the project is proposed.

AND

That Sri Arvind Kumar Singh, Smt. Sunita Debi @ Sunita Devi Singh and Smt. Nisha Singh collectively have a legal title to the land (12 Katha and 8 Chhatak) on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of the title such land along with an authenticated copy of the agreement between such owners 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 the project shall be completed by the promoter is 31st December 2024.
4. THAT seventy percent of the amounts realized by me/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 That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 I/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.

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah
NOTARY, SILIGURE

- 8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That I/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.

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 _____ day of September, 2023



Aadya Construction
Sujit Kumar Agnew.
 Partner

DEPONENT

IDENTIFIED BY ME

R
 ADVOCATE, SILIGURI

R. Chakraborty
 Advocate / Siliguri

AFFIDAVIT
 Solemnly Affirmed & Declared Me
 By: *Sujit Agnew*
 of
 dated this 12th day of 09/2023
 at the 12th day of 09/2023
 AM/PM

Solemnly Affirmed & Declared
 Before me on Identification
Pashupati Shah
 Pashupati Shah
 NOTARY, SILIGURI