

04 OCT 2023



WEST BENGAL

74AB 646759

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

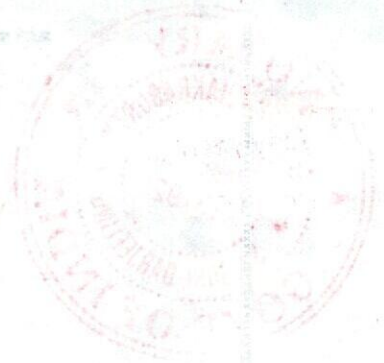
Affidavits cum Declaration of Chirag Agarwal being representative for the promoter of the proposed project vide its authorization dated 04 October 2023.

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792  
04 OCT 2023

**NON JUDICIAL STAMP**

Sl. No. 1386 Dated 05 SEP 2023  
Name Dindira Constituency  
of Ward  
Value Rs. 10/- (Rupees Ten only)

*B. Saha*  
**Baby Saha**  
**Govt. Stamp Vendor**  
**Siliguri Court**  
License No. 172/RM. dated 24/07/2015



*Faint, illegible text at the bottom of the page, possibly a watermark or additional stamp.*

I, Chirag Agarwal S/o Mohan Kumar Agarwal aged about 30 years R/o at Narayani Bhawan 27, Sevoke Road, near Nanak Complex, Jalpaiguri- 734001 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Ratan Agarwal and others have a legal title to the land on which the development of the project is proposed  
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 31<sup>ST</sup> March, 2027.

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.

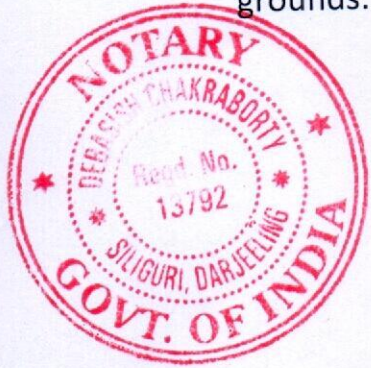
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

  
Debasish Chakraborty  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792  
04 OCT 2023

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.



INDIRA CONSTRUCTIONS  
*Chirag 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 4<sup>th</sup> day of October 2023.

INDIRA CONSTRUCTIONS  
*Chirag Agarwal*  
 PARTNER  
 Deponent

Deponent

**AFFIDAVIT**

Solemnly Affirmed before me  
 by *Chirag Agarwal*  
 of *Serbhe Road*  
 Identified by *R. Chakraborty*  
 This the *04* day of *Oct* 20*23*  
 at *AM/PM*

IDENTIFIED BY ME  
*Chirag Agarwal*  
 Advocate, Siliguri  
 Rajorshi Chakraborty  
 Advocate, Siliguri

*Debasish Chakraborty*  
 Notary Govt. of India  
 Siliguri, Darjeeling  
 Regd. No. 13792  
 04 OCT 2023