

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

88AB 181731



Jai Balaji Developers

Navin Agarwal

Partner

Jai Balaji Developers

Sujit Kumar Agarwal

Partner

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of 1) Mr. Navin Agarwal, Son of Late Kedamath Agarwal, aged about 52 years, resident at Ashrampara, Udham Singh Sarani, Siliguri, District-Darjeeling and 2) Mr. Sujit Kumar Agarwal, Son of Late Raj Kumar Agarwal, aged about 47 years, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, Partners of JAI BALAJI DEVELOPERS, duly authorized by the promoter (JAI BALAJI DEVELOPERS) of the proposed project – “NIRVANA 38”, situated at Zilla Parishad Road, Post Office-Siliguri and Police Station – Bhaktinagar, Pin-734001, Dist. Jalpaiguri, in the state of West Bengal, India vide its/his/their authorization dated 10th July 2022.

Solemnly Affirmed & Declared
Before me on Identification.

21/07/22
Pachupati Saha
NOTARY SILIGURI

SL. NO. 28771 · Date 17.1.2024

PURCHASER. *Jai Balaji Developers*

Full Address..... *shy*

Total Value..... *10/-*

Stamp Purchased from JPG Treasury-1

STAMP VENDOR *MB*

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri

10/1

Jai Balaji Developers





Jai Balaji Developers
Navin Agarwal
Partner

Jai Balaji Developers
Sujit Kumar Agarwal
Partner

We, 1) **Mr. Navin Agarwal**, Son of Late Kedarnath Agarwal, resident at Ashrampara, Udham Singh Sarani, Siliguri, District-Darjeeling and 2) **Mr. Sujit Kumar Agarwal**, Son of Late Raj Kumar Agarwal, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, promoter (JAI BALAJI DEVELOPERS) of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land (0.6321 Acres) 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 2027.
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 we/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

Solemnly Affirmed & Declared
Before me for Identification
31/01/24
Pashupati Shah
NOTARY SILIGURI



and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That we/promoter shall take all the pending approvals on time, from the competent authorities.
9. That we/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we/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 31st day of January, 2024.

Jai Balaji Developers

Navin Agarwal

Partner

Jai Balaji Developers

Sujit Kumar Agarwal

Partner

AFFIDAVIT
I solemnly affirmed before me
by *Navin Agarwal*
of *Siliguri*
identified by *N. Chakraborty*
on this the *31st* day of *Jan* 20*24*

DEPONENT

Solemnly Affirmed & Declared
Before me for Identification.

31/01/24
Pashupati Saha
NOTARY SILIGURI

IDENTIFIED BY ME
[Signature] 31/1/24
ADVOCATE, SILIGURI