

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 646996



Panchnai Real Estate  
Chirag Agarwal  
Partner

Panchnai Real Estate  
Nisith Kumar Agarwal  
Partner

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Chirag Agarwal & Nisith Kumar Agarwal being representative for the promoter of the proposed project vide its authorization dated 07 October 2023.

Solemnly Affirmed & Declared  
Before me or Identification  
07 OCT 2023

Pashupati Shah.  
NOTARY, SILIHGURI



# NON JUDICIAL STAMP

05 SEP 2023

Sl. No. 1323 Dated \_\_\_\_\_  
Name Panchnai Reasoot  
of Br  
Value Rs. \_\_\_\_\_ (Rupees) **Ten only**

*B*  
**Baby Saha**  
**Govt. Stamp Vendor**  
**Siliguri Court**  
License No. 17258M. dated 24/07/2015



07 OCT 2023  
Solemnly Affirmed & Subscribed  
Before me on 07/10/2023  
Rajib Kumar Saha  
Notary Public



We, Chirag Agarwal S/o Mohan Kumar Agarwal aged 30 years R/o Narayani Bhawan 27, Sevoke Road, near Nanak Complex, Jalpaiguri- 734001 and Nisith Kumar Agarwal S/O Late Bhimraj Agarwal aged 51 years R/O Punjabi Para, P.O Haider Para, P.S Bhakti Nagar, District – Jalpaiguri, being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we, CHIRAG AGARWAL & NISHIT KUMAR 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Panchnai Real Estate  
Chirag Agarwal  
Partner

Panchnai Real Estate  
Nisith Kumar Agarwal  
Partner

Solemnly Affirmed & Declared  
Before me or Identification

07 OCT 2023

Pashupati Shah.  
NOTARY, SII IGURI



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.



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 7<sup>th</sup> day of October 2023.

Panchnai Real Estate  
*Chirag Agarwal*  
Partner

Panchnai Real Estate  
*Rishi Kumar*  
Partner

Deponent

Solemnly Affirmed & Declared  
Before me or Identification.

*Pashupati Shah*  
NOTARY, SILIGURI  
07 OCT 2023

IDENTIFIED BY ME  
*Pashupati Shah*  
ADVOCATE, SILIGURI  
07 OCT 2023