

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

30AA 523792

Sheeta Mundhra

: 1 :

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

KAUSE K GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027

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: 2 :

Shweta Mundhra

Affidavits cum Declaration of Shweta Mundhra duly authorized by the promoter of the proposed project AAVYA vide its authorization dated 02-07-2025.

I Shweta Mundhra w/o Sri Girish Kumar Mundhra aged 48 years R/o Plot 9, 4th Floor, Panchwati Housing Complex, 2nd Mile, Sevoke Road, Siliguri 734001, duly authorized by the promoter of the proposed project AAVYA, do hereby solemnly declare, undertake and state as under:

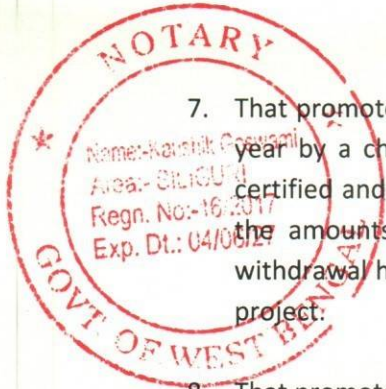
1. That Saroj Chhetri and Sabitri Chhetri and has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the 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 **30.09.2027**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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KAUSHIK GOSWAMI
Notary General of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027

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: 3 :



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 utilized 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.

Shweta Mundhra
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 2nd day of July 25.

Shweta Mundhra
Deponent

AFFIDAVIT
Solemnly Affirmed before me
By *Shweta Mundhra*
Of *Siliguri*
Identified by *C. Kousengko Anty*
This the *2nd* Day of *July* 2025

Identified by me:

Claudia Kousengko
Advocate / Siliguri

[Signature]
KAUSTIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027
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