

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL

11AC 860379


JINDAL CONSTRUCTIONS
Rajesh Agarwal
PARTNER

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Rajesh Agarwal duly authorized by the promoter of the proposed project BOTANICA vide its authorization dated 18th August-2022.

I, Rajesh Agarwal S/o of Late Sri Bishamber Lal Agarwal aged 55 Years R/o Krishna Lamps & Lights, Sevoke Road, Siliguri – 734001, West Bengal duly authorized by the promoter of the proposed project BOTANICA, do hereby solemnly declare, undertake and state as under:


Debashish Chakraborty
Notary Govt of India
Siliguri, Darjeeling
Regd No: 13792

02 DEC 2025

NON JUDICIAL STAMP

17 OCT 2025

Sl. No. 2187 Dated

Name Jindal Constructions

of 3ly

Value Rs. 10/- (Rupees Ten only)

Baby Saha
Govt. Stamp Vendor
Sahib Court

License No. 172/RM. dated 24/07/2015

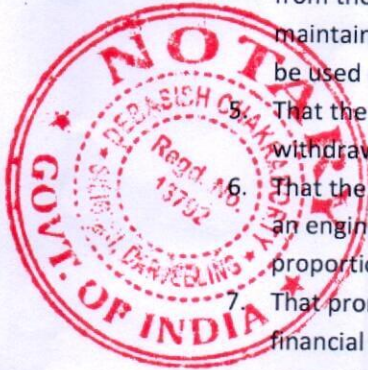


RETRAB

SMOCTUATNOC JADNIT

U.S. DEC 2025
NOTARY PUBLIC
JINDAL CONSTRUCTIONS
3LY

1. That Smt. Purnima Devi Agarwal 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 31st December, 2031.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.



JINDAL CONSTRUCTIONS
Rajesh 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 02nd day of December - 2025.

Rajesh Agarwal

Deponent

AFFIDAVIT
Solemnly Affirmed Before me
By Rajesh Agarwal
Of Siliguri
Identified by R. Chakraborty
This the 02nd day of Dec 2025

Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

Identified by me

Advocate Siliguri

R. Chakraborty
Advocate, Siliguri

02 DEC 2025 E.M. - 06/3157/1999