

भारतीय गैर न्यायिक



NOTARY INDIA NON JUDICIAL

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 18<sup>th</sup> August-2022.

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

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

12 DEC 2025

OFFICIAL STAMP

Sl. No.

2187

Dated .....

17 OCT 2023

Name .....

Jindal Constructions

of .....

2187

Value Rs. ....

10/-

(Rupees .....

Ten only

Babu Saha

Govt. Stamp Vendor

Silchar Court

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



JINDAL CONSTRUCTIONS

PARTRIDGE

2500 330 000  
U.S. DOLLARS  
RECEIVED ON BEHALF OF  
THE STATE GOVERNMENT  
BY THE GOVT. STAMP  
VENDOR  
SILCHAR COURT

- 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.
- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December, 2031.
- 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
- 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.
- That promoter shall take all the pending approvals on time, from the competent authorities.
- That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
- 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.



#### 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 02<sup>nd</sup> day of December - 2025.

*Rajesh Agarwal*

Deponent

**AFFIDAVIT**  
Solemnly Affirmed Before me  
By..... *Rajesh Agarwal*  
Of..... *R. Chakraborty* *Sh* *Q*  
Identified by..... *R. Chakraborty*  
This the 02<sup>nd</sup> day of Dec 2025

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

Identified by me

*Ch*  
Advocate Siliguri

R. Chakraborty  
Advocate, Siliguri

02 DEC 2025 E.M. No. 3157/1999