



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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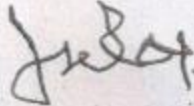


AFFIDAVIT CUM DECLARATION

Rajarshi Chakraborty
Notary Govt. of West Bengal
Siliguri, Darjeeling
Regd. No. 093/2024

9 JUL 2025

01 JUL 2025

SL No.	22033	Date	01 JUL 2025
Purchaser	Ankit K. Kedia		
Full Address	slg for the		
Total Value	2-0 JUN 2025		
Want of Stamps			
Deposit is Made			
Stamps Purchased from			
Treasury on			
 Stamp Vendor Jogendra Nath Roy L.C. No.-72/59 Haldibari-Cooch Behar			



Registrar, Chitabari
Haldibari, Cooch Behar
Dist. Jalpaiguri
West Bengal
786001

FORM 'B' [See rule 3 (4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. ANKIT KUMAR KEDIA** Partner of **BALAJI DEVELOPERS** Promoter of the proposed project **PLATINUM INN** duly authorized by the promoter of the proposed project

I, **Mr. ANKIT KUMAR KEDIA** Partner of **BALAJI DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter **BALAJI DEVELOPERS** have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by me/ promoter is 31ST March 2027.
4. That seventy per cent of the amounts realised 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.



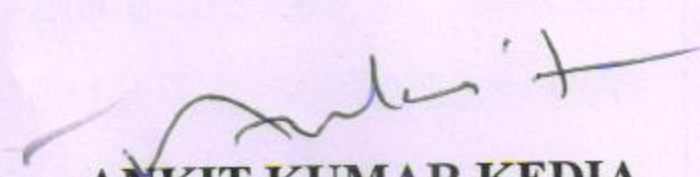

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9. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/ 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.

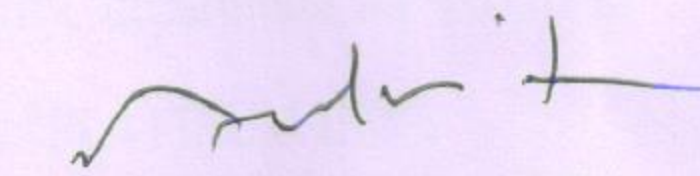



ANKIT KUMAR KEDIA

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 on 09/07/2025


ANKIT KUMAR KEDIA

Deponent

AFFIDAVIT
Solemnly Affirmed before me
by Mr. A.K. Kedia
of Siliguri
Identified by M. Sen (Adv)
This the 9th day of July 2025
at 5:19 AM/PM

Identified by me
Nabonita Sen
Advocate, Siliguri




Rajarshi Chakraborty
Notary Govt. Of West Bengal
Siliguri, Darjeeling
Read. No. 093/2024