

15 MAY 2026

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

74AB 724523

FORM-B
[See rule 3(4)]

INDIRA DEVELOPERS
Ru
PARTNER

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sri. Rahul Agarwal duly authorized by the promoter of the proposed project Sachitra Homes vide its authorization dated 24th March 2025.



Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No 13702

15 MAY 2026

NON JUDICIAL STAMP

09 NOV 2022

St. No. 2117 Dated

Name Dindira Develary

of Govt

Value Rs. 10/- (Rupees Ten only)

Baby Saha
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM. dated 24/07/2015

STAMP

[Faint red text, likely a signature or official stamp]



I, Sri. Rahul Agarwal S/o Sri Mohan Kumar Agarwal aged 35 R/o 27 Narayani Bhawan, Sevoke Road, Near IDBI Bank, Siliguri - 734001 duly authorized by the promoter of the proposed project Sachitra Homes, do hereby solemnly declare, undertake and state as under:

1. That Sri. Mrinal Paul and Smt. Dipti Paul have 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 8th October 2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

INDIRA DEVELOPERS
Ru
PARTNER

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

15 MAY 2026

INDIRA DEVELOPERS

R.M.

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 15th day of May-2026.

INDIRA DEVELOPERS

R.M.

PARTNER

Deponent

Identified by me

[Signature]
Advocate, Siliguri



[Signature]
Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No 13792

15 MAY 2026

AFFIDAVIT
solemnly Affirmed before me
by Rahul Agarwal
identified by [Signature]
this the 15th day of May 2026
at [Signature]