

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



बंगाल WEST BENGAL

11AC 860386

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri. Rahul Agarwal being representative for the promoter of the proposed project vide its authorization dated 24th March - 2025.

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

18 OCT 2025

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

INDIRA DEVELOPERS
RU
PARTNER

NON JUDICIAL STAMP

17 Oct 2025

Sl. No. 2171 Dated

Name Indira Developers

of 3/2

Value Rs. 10/- (Rupees) **Ten only**

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

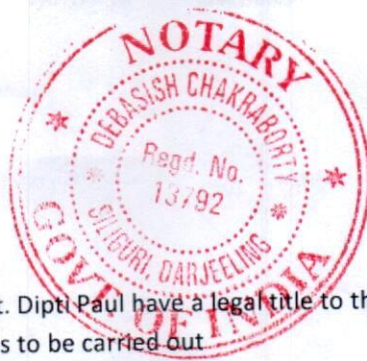


18 Oct 2025

Indira Developers
Govt. Stamp Vendor
Siliguri Court

INDIRA DEVELOPERS

PARTNER



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 31st December, 2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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
Deponent
PARTNER

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 18th day of Oct. 2025

INDIRA DEVELOPERS
Deponent
PARTNER

18 OCT 2025

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

R Chakraborty
Advocate / Siliguri

AFFIDAVIT
Solemnly Affirmed before me
By Rahul Agarwal
Identified by R Chakraborty
this the 18th Day of Oct 2025