



मुश्चिम बंगाल WEST BENGAL



FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sandip Agarwal, duly authorized by the promoter of the proposed project "MORYA", vide his authorization dated 03/02/2025.

I, Mr. Sandip Agarwal, duly authorized by the promoter of the proposed project "MORYA", do hereby solemnly declare, undertake and state as under:

1. M/S SURAJ BUILDCON PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is proposed,

2. That the said land is free from all encumbrances except a loan from State bank of India.

KAUSHIK GOSWAMI
Notary, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/2027

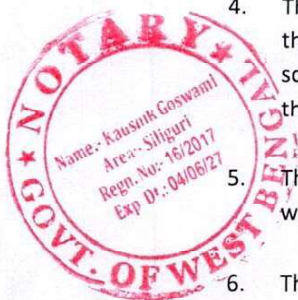
06 FEB 2025

Suraj Buildcon Pvt. Ltd.

Sandip Agarwal
Director

S.L.NO. 35858 Date 27-1-2025
PURCHASER Siliguri Buildcon Pvt. Ltd
Full Address. Siliguri.
Total Value 10/-
Stamp Purchased from JPG Treasury

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2007
Addl. DSR Office, Rajganj
Bhaktinagar, Jalpaiguri



3. That the time period within which the project shall be completed by me/promoter is 31/03/2027.
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.

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 6th Day of February, 20 25.

Deponent

Suraj Buildcon Pvt. Ltd.

Sandeep Singh
Director

[Signature]
06 FEB 2025
Notary, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/2027

Identified by me.

[Signature]
Advocate / Siliguri