



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

25AC 389305



FORM-B
[See rule 3(4)]

ANNAPURNA REALTORS
Chirag Agarwal
PARTNER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Chirag Agarwal being representative for the partnership firm of the proposed project vide its authorization dated 18-05-2016.

I, **Sri. CHIRAG AGARWAL** S/o **Sri. Mohan Kumar Agarwal** aged 32 R/o 27 Narayani Bhawan, Sevoke Road, P.O & P.S - Siliguri, Siliguri - 734001, West Bengal duly representative partner for the partnership firm ANNAPURNA REALTORS of the proposed project do hereby solemnly declare, undertake and state as under:

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

11 1 FEB 2026

NON JUDICIAL STAMP

Sl. No. 2052 Dated 09 FEB 2026

Name Annapurna Baidya

of lg

Value Rs. 10/- (Rupees Ten only)

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

1. That ANNAPURNA REALTORS 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 partnership firm is 31st December, 2031.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 have furnished such other documents as have been specified by the rules and regulations made under the Act.

ANNAPURNA REALTORS
Chirag Agarwal
PARTNER

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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.



ANNAPURNA REALTORS

Chirag Agarwal
PARTNER

Deponent

ANNAPURNA REALTORS

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 11th day of Feb-2026

ANNAPURNA REALTORS

Chirag Agarwal
PARTNER

Deponent

ANNAPURNA REALTORS

IDENTIFIED BY ME
Nishu Saha
ADVOCATE, SILIGURI

AFFIDAVIT
I solemnly affirm before me
By *Chirag Agarwal*
Identified by *Nishu Saha*
This the 11th day of Feb 2026
At Siliguri

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

11 FEB 2026