

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

41AA 752154

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mayank Jindal, partner/
representative/ authorized signatory for the promoter of the
proposed project Daga Heights.

Kanchanjung Builders LLP
Authorized Signatory


K.K. Marodia, B.Com (Hons.) LL.B
Area Jalpaiguri Sadar
Notary (Govt. of W.B.)
Regd. No. 22/99

- 8 APR 2026

S.L. No. 55955 Date 24.02.26

Value Rs 20.00

Issues to Sri/Smt. Kanchan Janga

Address

Builders LLP
Chalrighti

T.K. Roy
T.K. ROY
STAMP VENDOR
Licence No. 2 of 81-82
Sadar Registration Office
Jalpaiguri

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I, Mayank Jindal S/o Sri Ashok Jindal, aged 26 Years, R/o Mahatma Gandhi Road, Jalpaiguri, P.O- Jalpaiguri, P.S. Kotwali, Dist- Jalpaiguri, Pin 735101, in the State of West Bengal, partner/ representative/ authorized signatory for the promoter of the proposed project **Daga Heights**, do hereby solemnly declare, undertake and state as under:

1. That Kanchanjunga Builders LLP has 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 2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Deponent
For Kanchanjunga Builders LLP
Kanchanjunga Builders LLP

Mayank Jindal
(Authorized Signatory)

Kanchanjunga Builders LLP
Authorized Signatory

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 Jalpaiguri on this 07th April 2026.

Pawan Sanghvi
Advocate,
Advocate, Jalpaiguri
Enrol No. F/431/568/99

Kanchanjunga Builders LLP
Authorized Signatory

Solemnly affirmed before me
at Jalpaiguri on.....

- 8 APR 2026

W. S. Saha
W. S. Saha, B.Com (Hons.) LL.B
Area Jalpaiguri Sadar
Notary (Govt. of W.B.)
Regd. No. 22/99