



पश्चिमबङ्ग



WEST BENGAL

39AA 692912

Sandeep G. Realestate Ltd.

Director

AFFIDAVIT CUM DECLARATION

11.1. MAR 2026

Cy
Rajarshi Chakraborty
Notary Govt. of West Bengal
Siliguri, Darjeeling
Regd. No. 002/2024

NON JUDICIAL STAMP

No. 3025 24.11.25
Sold to Sandeep A Kaleshkar et al
of w/ Sg
Value Rs. _____

(Bhadrachandran Saran Roy)
Govt. Stamp Vendor
L. No. 173/R.M
Bhiguni Court



भारत सरकार का दस्तावेज़

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संख्या: 173/R.M
दिनांक: 24.11.25

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of SANDEEP GOYAL duly authorized by the promoter of the proposed project Mayfair Royal vide its authorization dated 10/03/2026.

I, SANDEEP GOYAL S/o Shri Shree Bhagwan Goyal aged 46 R/o LUMINA APARTMENT, UTTORAYAN, SILIGURI duly authorized by the promoter of the proposed project Mayfair Royal, do hereby solemnly declare, undertake and state as under:

- 1 That Sri Bhushan Singh, Sri Amar Singh and Smt Sadhana Singh 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 **16/12/2027**.
- 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- 5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.



Sandeep G. Realestate Ltd.

Deponent
Director

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 17th day of March 2026.

Sandeep G. Realestate Ltd.

Deponent
Director

Raj
Rajarshi Chakraborty
Notary Govt. of West Bengal
Siliguri, Darjeeling
Regd. No. 093/2024

17. MAR 2026