



पश्चिम बंगाल
GOVT. OF WEST BENGAL

11AC 839340

FORM 'B' [See rule 3 (4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SANJIV KUMAR AGARWAL**, Proprietor of **S.R. REAL ESTATE**, promoter of the proposed project **ARUNA ENCLAVE** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I, **Mr. SANJIV KUMAR AGARWAL**, proprietor of **S.R. REAL ESTATE** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **S.R. REAL ESTATE** have been provided general Power of Attorney regarding the development of the project

AND

a legally valid authentication of 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 me promoter is 31.07.2030.

S. R. REAL ESTATE

Proprietor

KAUSHIK JOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Regd. No. 16/2017
Exp. Dt.- 04/06/2027

3 NOV 2025

4. That Seventy (70%) percent of the amounts realised by 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 the purpose.

5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.

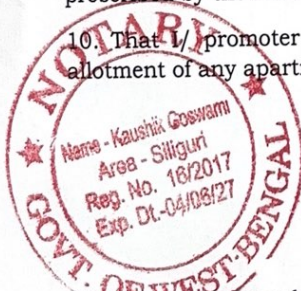
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 utilized 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.



SANJIV KUMAR AGARWAL

S. R. REAL ESTATE

Sanjiv Kumar
Deponent Verification Proprietor

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me on _____

Sanjiv Kumar
Deponent
Identified by *[Signature]*
this day

SANJIV KUMAR AGARWAL

Deponent

S. R. REAL ESTATE

Sanjiv Kumar
Proprietor

3 NOV 2025

[Signature]
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Regd. No. 16/2017
Exp. Dt.- 04/08/2027