



पश्चिमबङ्ग



WEST BENGAL

11AC 824440

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ranjana Agarwal being representative for the promoter of the proposed project vide its authorization dated 21/01/2026.

I, Ranjana Agarwal W/o Ajay Agarwal aged 49 Years R/o Shanti Ware House, Near Sona Motor, 3rd Mile P.O. Siliguri, P.S. Bhaktinagar, District - Jalpaiguri, Pin-734008, West Bengal, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Binode Bajla, Binod Kumar Agarwala, Anita Agarwal and Rukma Devi Agarwala 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.

the said land is free from all encumbrances.

That the time period within which the project shall be completed by promoter is 31-12-2030.

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

22 JAN 2026

Ranjana Chakraborty
Notary Govt. of West Bengal
Siliguri, Darjeeling
Regd. No. 083/2024

JUDICIAL STAMP
1845 Date 14.11.25
AB Developers

10/11/25
Tannu Roy
Genl Stamp Vendo.
Bagnore
Dist. Darjeeling



ABDVA...

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



A B DEVELOPERS

Ranjan

Partner

Deponent

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 22nd day of January, 2026

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A B DEVELOPERS

Ranjan

Partner

Deponent

[Handwritten signature]
 Notary Govt. of West Bengal
 Siliguri, Darjeeling
 Regd. No. 083/2024
12 2 JAN 2026