



पश्चिम बंगाल WEST BENGAL

99AB 410583



AADYA CONSTRUCTION
Sujit Kumar Agarwal
PARTNER

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Sujit Kumar Agarwal**, Son of Late Raj Kumar Agarwal, aged about 47 years, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, Partner of **AADYA COSNSTRUCTION**, duly authorized by the promoter (AADYA CONSTRUCTION) of the proposed project – “AARAV MANSION”, situated at Iskon Mandir Road, Siliguri vide its/his/their authorization dated 13th September 2013.

I, **Mr. Sujit Kumar Agarwal**, Son of Late Raj Kumar Agarwal, aged about 46 years, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, promoter (AADYA CONSTRUCTION) of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling - 88 NOV 2024
Reg. No. 16/2017
Exp. Dt. 04/06.27

SL. NO. 15437 Date 2.8.2024
PURCHASER Aadya Construction
Address 529
Total Value 10/- 4
Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiquri



ADYA CONSTRUCTION
Sri Santosh Agarwal
PARTNER

1. That Sri Santosh Agarwal, Son of Late Ramphal Agarwal, is the owner and has a legal title to the land measuring (6 Katha 4 Chhatak) more or less, on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of the title such land along with an authenticated copy of the agreement between such owners 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 the project shall be completed by the promoter is 31st December 2026.
4. THAT seventy percent of the amounts realized by me/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 That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.


KAUSHIK GOSWAMI 8 NOV 2024
Notary-Govt. of West Bengal
Silliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06.27



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.

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 7th day of November, 2024.

ADYA CONSTRUCTION
Sujit Kumar Agawal
PARTNER

DEPONENT

[Signature]
KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06.27
08 NOV 2024