

Sl. No.: 16

Date: 6-2-26

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

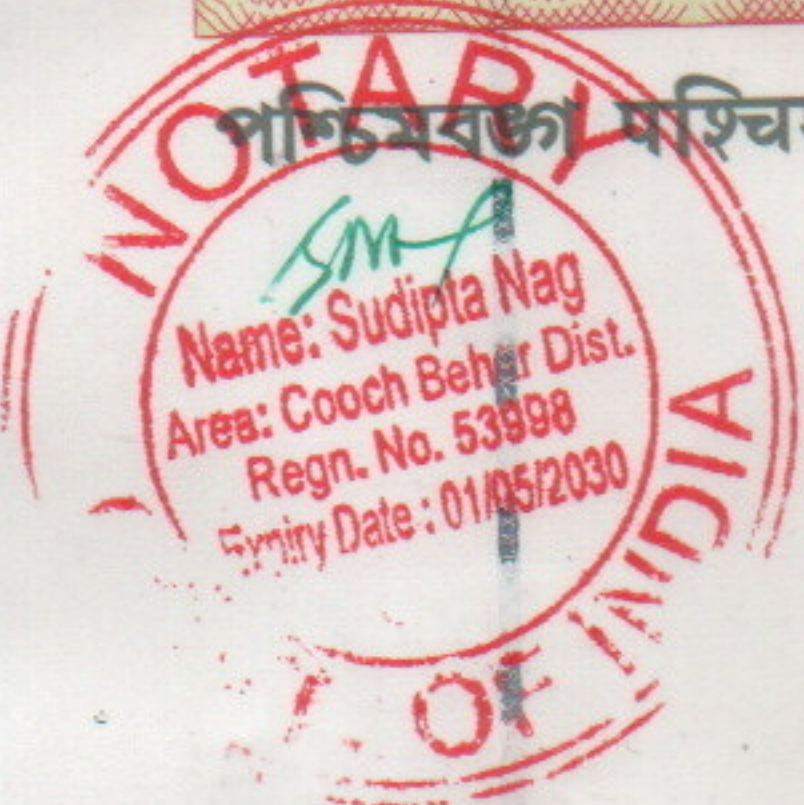


FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AN 811939



FORM B

[SEE RULE 3(4)]

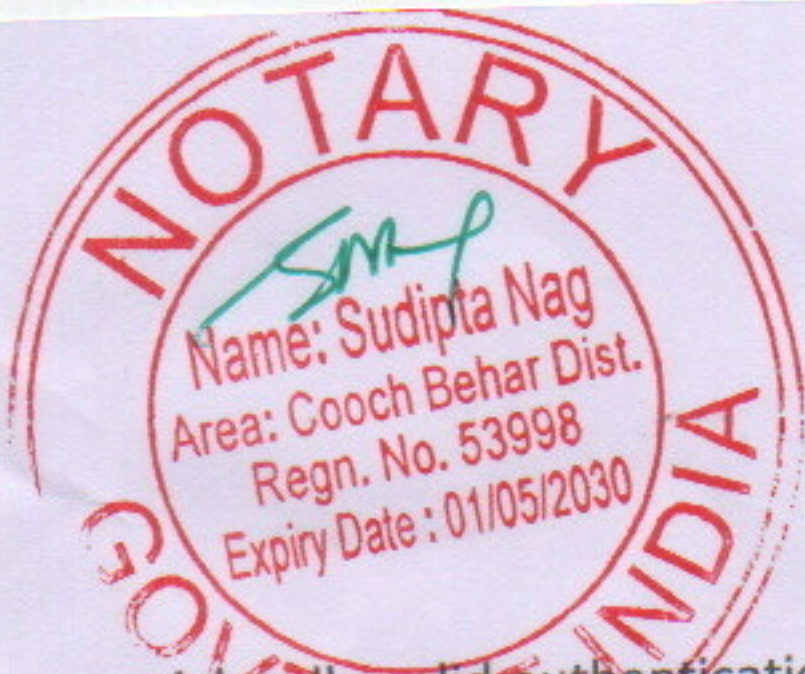
AFFIDAVIT CUM DECLARATION OF SRI ARANYAK DHAR, S/O DEBABRATA DHAR, RESIDING AT A/86 LAKE GARDENS, KOLKATA 700045, DESIGNATION DIRECTOR, EVANGEL INDIA INFRASTRUCTURE PRIVATE LIMITED, DEVELOPER OF THE PROPOSED PROJECT.

I, SRI ARANYAK DHAR S/O DEBABRATA DHAR, RESIDING AT A/86 LAKE GARDENS, KOLKATA 700045, DESIGNATION DIRECTOR, EVANGEL INDIA INFRASTRUCTURE PRIVATE LIMITED, DEVELOPER OF THE PROPOSED PROJECT, DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER:-

1. That Sri Shyamal Poddar, Sri Amal Poddar and Smt. Sharmistha Poddar & Smt. Mousumi Poddar have a legal title to the land on which the development of the proposed project is to be carried out.

AND

Smt. Sudipta Nag
Advocate
NOTARY, GOVT. OF INDIA
Rebindra Nagar, Ward No. 12, P.S. Kotwali,
Cooch Behar W.D.



A legally valid authentication of the title of such land of the real estate project along with the Development Agreement and Development Power of Attorney 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 is 31st December, 2030.
4. That seventy percent of the amount realized by me/developer for the real estate project from the allottees from time to time shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project after it is certified by an engineer, or an architect or a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn
7. That I/promoter shall get the accounts audited within twelve 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 the chartered accountant and it shall be verified during the audit that the amount 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 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 the building as the case may be on any grounds.
11. That I/promoter shall abide by the provision in section 17 with clause (n) if section 2 relating to common areas.

VERIFICATION

The contents of my above affidavit cum declaration are true and correct to the best of my knowledge and nothing material has been concealed by me therefrom.

Verified by me at Coochbehar on this 6th day of February, 2026.

Sudipta Nag
Sudipta Nag
Advocate
NOTARY, GOVT. OF INDIA
Rabindra Nagar, Ward No.12, P.S. Kotwali,
P.O. & Dist. Cooch Behar, W.B.
Regn. No. - 53998

Deponent
DIRECTOR
Arayak Dhar
**EVANGEL INDIA INFRASTRUCTURE
PRIVATE LIMITED**
For Evangel India Infrastructure Pvt Ltd