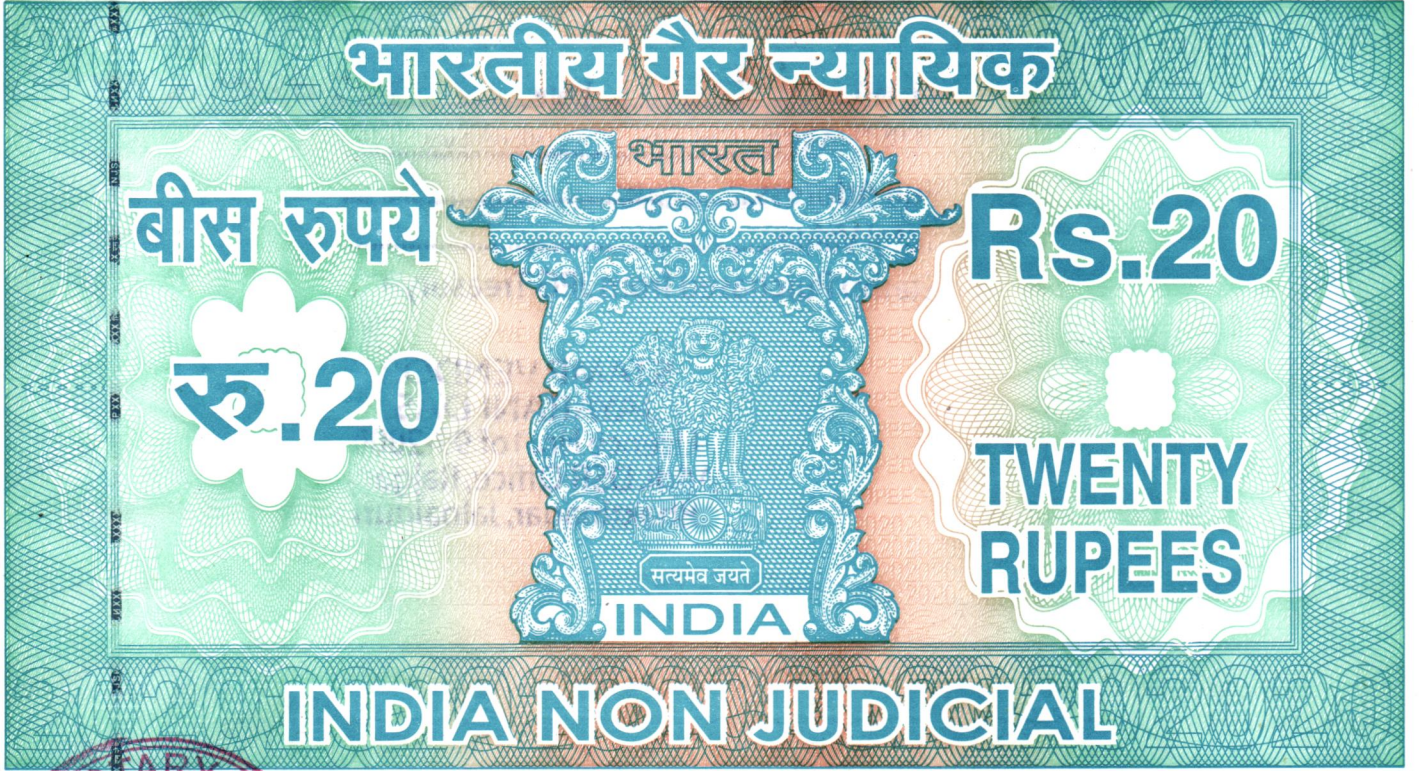




पश्चिम बंगाल WEST BENGAL

35AA 861146

GOLDEN ERA VENTURES

Ajaya
Partners

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ajay Kumar Chiraniya** (PAN:ABTPC9579L) (AADHAAR NO.769502895945), Son of Sri Ratan Lal Agarwal, by Faith - Hindu, by Occupation – Business, by Nationality – Indian and residing at Milan Pally Sector Office Road, Milan Pally, Siliguri, P.O. & P.S. Siliguri, in the District of Darjeeling, West Bengal – 734005, Partner of “**GOLDEN ERA VENTURES**” and being the Promoter of the proposed project.

I, **Mr. Ajay Kumar Chiraniya**, Partner of “**GOLDEN ERA VENTURES**” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

**Solemnly Affirmed & Declared
before me on Identification**

Kanchan Bhadra
**Kanchan Bhadra
NOTARY
Siliguri**

S.L.No. 272 Date 2.4.2025

PURCHASER Golden Era Ventures

Full Address Siliguri

Total Value 207

Stamp Purchased from JPG Treasury-I

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajgarh
Bhaktinagar, Jalpaiguri

1. That we the promoters have a legal title to the land on which the development of the proposed project is to be carried out.

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 the promoters is 31/03/2029.

4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

GOLDEN ERA VENTURES

Alumya

Partners

Deponent

Verification

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

Verified by me at Siliguri on this 16th day of April, 2025.

GOLDEN ERA VENTURES

Alumya

Partners

Deponent

Solemnly Affirmed & Declared
before me on Identification

Kanchan Bhadra
NOTARY
Siliguri

AFFIDAVIT

Solemnly Affirmed before me

By.....

Of.....

Identified by.....

This the.....

Identified by me

IDENTIFIED BY ME

Advocate/Siliguri

ADVOCATE/SILIGURI

