

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

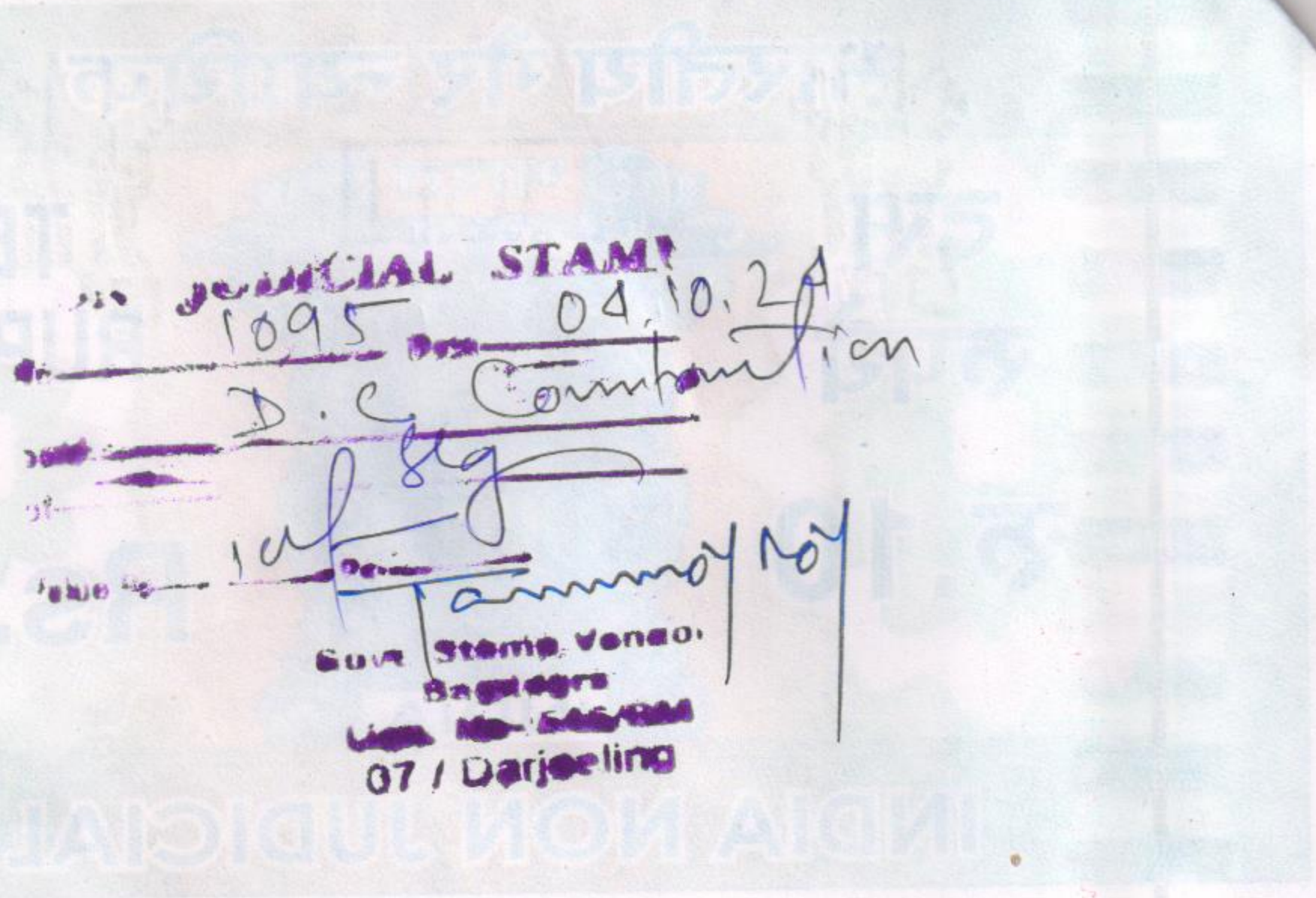
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

99AB 519453



Om Prakash Gupta
OM PRAKASH GUPTA
Notary Govt. of India
Siliguri, Darjeeling
Regn. No. 13778

11 6 OCT 2024



JUDICIAL STAMP

1095

04.10.2A

D. C. Comhantion

Signature

Sub. Stamp Vendor,
Bagdogra
Dist. No. 565001
07 / Darjeeling



OM PRAKASH GUPTA
Notary Govt. of India
Siliguri, Darjeeling
Dist. No. 565001

11 OCT 2024

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. DINESH KUMAR GUPTA** Partner of **M/S D.C. CONSTRUCTION** Promoter of the proposed project **SHUBH VATIKA** / duly authorized by the promoter of the proposed project

I, **Mr. DINESH KUMAR GUPTA** Partner of **M/S D.C. CONSTRUCTION** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, **M/S D.C. CONSTRUCTION** have / has a legal title to the land on which the development of the project is proposed

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

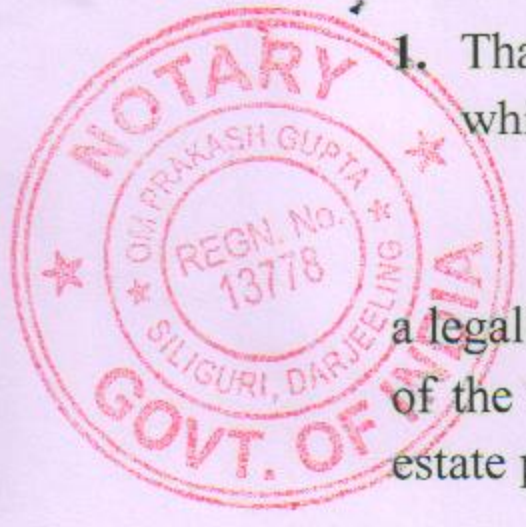
3. That the time period within which the project shall be completed by me/ promoter is **30.05.2027**.

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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D.C. CONSTRUCTION

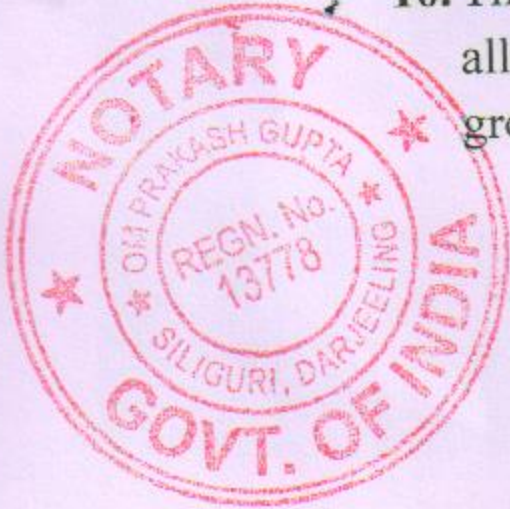
Dinesh

Partner

11 6 OCT 2024

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 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.



D.C. CONSTRUCTION
Dinesh
DINESH KUMAR GUPTA
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 on _____

D.C. CONSTRUCTION
Dinesh
DINESH KUMAR GUPTA
Partner

Deponent

AFFIDAVIT

Solemnly Affirmed before me
by... *Mr. Dinesh Kumar Gupta.*
Of... *Rahar*
Identified by... *C. Manjivk9.*
This the... *16th* Day of *Oct.* 20 *24.*

IDENTIFIED BY ME
Chaudhary Manjiv
Advocate, Siliguri

OM
OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regu No. 13778

16 OCT 2024