

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



WEST BENGAL

BIJAY AGARWAL

Bijay
Proprietor

74AB 992118

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

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Om Prakash
OM PRAKASH G PTA
Notary Govt. Of India
Siliguri Darjeeling
Regd No - 13778

19 APR 2023

NON JUDICIAL STAMP

SL. NO. 630 DATE 19/11/23
NAME Dejay Agarna
OF 87
Rs. 10 RUPEES TEN ONLY

Sanjit Kumar
SANJIT KUMAR RO*
Stamp Vender
Siliguri Court
L. No.- 169RM/2018

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. BIJAY AGARWAL** Prop of **BIJAY AGARWAL** Promoter of the proposed project **CP AVENUE** / duly authorized by the promoter of the proposed project

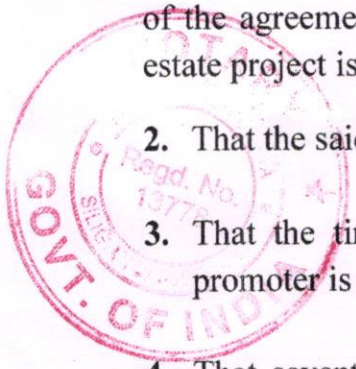
I, **Mr. BIJAY AGARWAL** Prop of **BIJAY AGARWAL** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / **promoter M/S BIJAY AGARWAL** have / has a legal title to the land on which the development of the project is proposed

AND

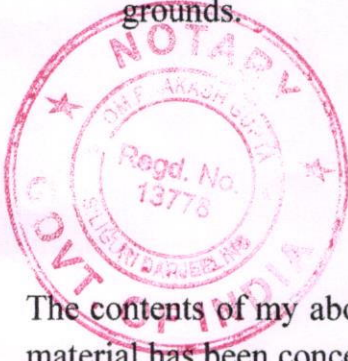
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 **31st March 2025**.
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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.


Om Prakash Gupta
OM PRAKASH GUPTA
Notary Govt. Of India
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BIJAY AGARWAL
Proprietor
19 APR 2023

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.



BIJAY AGARWAL

Bijay
Proprietor

BIJAY AGARWAL

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 _____

BIJAY AGARWAL

Bijay
Proprietor

BIJAY AGARWAL

Deponent

Om

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri District
Regd No - 13778

IDENTIFIED BY ME
Om
ADVOCATE/SILIGURI

AFFIDAVIT
Solemnly Affirmed before me
By: *Bijay Agarwal*
On: *19th APR 2023*
Verified by: *R. Chy (Adv)*
This the *19th APR 2023*

19 APR 2023