



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

80AB 620964

SL. No. 601/2023  
Date 05/06/23

Before The Notary Public at Alipurduar  
Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Sudipto Banerjee Promoter of the proposed project name as Aradhana Apartment / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/06/2023.

I, Mr. Sudipto Banerjee Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

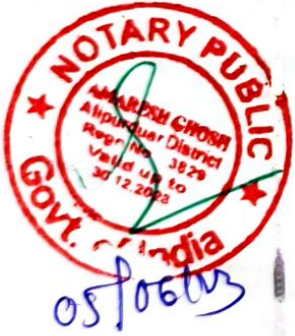
Suman Krishna Goutam & others have a legal title to the land on which the development of the proposed project is to be carried out

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.

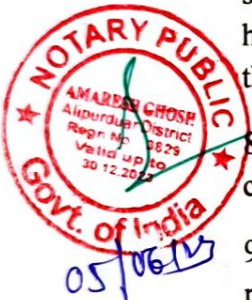
2. That, the said land is free from all encumbrances.

Docarwinds Projects Pvt. Ltd.  
Sudipto Banerjee





3. That the time period within which the project shall be completed by me/Promoter is Mr. Sudipto Banerjee.
4. That, seventy per cent 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



*Sudipto Banerjee*  
Doparswinds Projects Pvt. Ltd.

Deponent

Director

#### Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 05<sup>th</sup> day of June 2023.

*Sudipto Banerjee*  
Doparswinds Projects Pvt. Ltd.

Deponent

Director

#### IDENTIFIED BY ME

*Shree Siddhanta Banerjee*

ADVOCATE  
ALIPURDUAR COURT  
No. 548 Dt. 5/6/23

