

भारतीय गैर न्यायिक

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रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

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J. Fineo

BEFORE THE NOTARY PUBLIC AT SILIGURI
AFFIDAVIT CUM DECLARATION

A
Debanish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

20 APR 2023

No. 3219 Dated 23/12/22

Name Sarathi Realtors Pvt Ltd

of Slg

Value Rs 10/- (Rupees Ten Only)

SANDHYA SAHA GOON
GOVT STAMP VENDOR
SILIGURI COURT
L/No - 174/18/05/2016

BEFORE THE NOTARY PUBLIC AT SILIGURI
NOTARIAL DECLARATION

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. BIJAY AGARWAL** DIRECTOR of **SARATHI REALTORS PRIVATE LIMITED** Promoter of the proposed project **CP GREENS** / duly authorized by the promoter of the proposed project

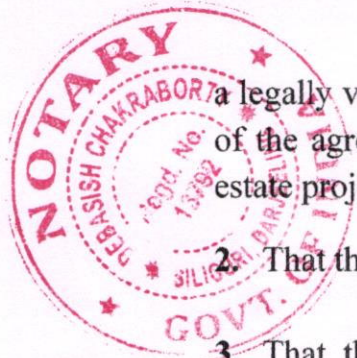
I, **Mr. BIJAY AGARWAL** DIRECTOR of **SARATHI REALTORS PRIVATE LIMITED** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / **promoter M/S SARATHI REALTORS PRIVATE LIMITED** 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 2026**.
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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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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Notary Govt. of India
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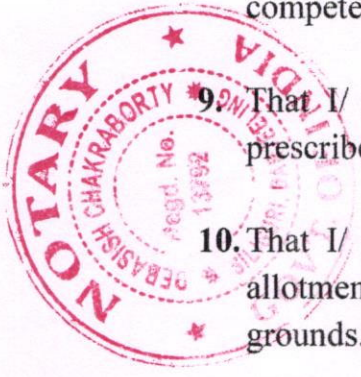
[Handwritten Signature]

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.



Handwritten signature of Bijay Agarwal

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 _____

Handwritten signature of Bijay Agarwal

BIJAY AGARWAL

Deponent

AFFIDAVIT
Solemnly Affirmed before me
By Bijay Agarwal
of Siliguri
Identified by [Signature]
This the 20th Day of April 2023
At _____ am/pm

IDENTIFIED BY ME
[Signature]
ADVOCATE, SILIGURI

[Handwritten Signature]
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

20 APR 2023