

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

92AB 987307

BEFORE THE LD NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION



Con td. ....p/2.

CRD BUILDERS PRIVATE LIMITED

*Anjan Saha*

DIRECTOR

Solemnly Affirmed & Declared  
before me for identification

*[Signature]*

Hatan Kr. Bagchi  
NOTARY  
SILIGURI

06 MAY 2024

# NON JUDICIAL STAMP

05 FEB 2024

Sl. No. 895 Dated .....

Name Dipak Kumar Saraf

of Siliguri

Value Rs. 10/- (Rupees) Ten only

*B.S.*  
**BABY SAHA**  
Govt. Stamp Vendor  
Siliguri Court  
License No. 172/RM/dated-24/07/15

BEFORE THE JUDICIAL OFFICER (NON JUDICIAL)  
SILIGURI



FORM 'B' [See rule 3 (4)1]

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. DIPAK KUMAR SARAF** partner of **CRD BUILDERS PRIVATE LIMITED** Promoter of the proposed project **GULMOHAR ENCLAVE** duly authorized by the promoter of the proposed project

I, **Mr. DIPAK KUMAR SARAF** Director of **CRD BUILDERS PRIVATE LIMITED** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/S CRD BUILDERS 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 **31.12.2024**

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

CRD BUILDERS PRIVATE LIMITED

*Dipak Saraf*

DIRECTOR

Solemnly Affirmed & Declared  
in the presence of Identification

*Ratan K. Bagchi*  
NOTARY  
Siddharth

06 MAY 2024

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.



**DIPAK KUMAR SARAF**

CRD BUILDERS PRIVATE LIMITED

*Dipak Saraf*  
DIRECTOR

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 .....

**DIPAK KUMAR SARAF**

CRD BUILDERS PRIVATE LIMITED

*Dipak Saraf*  
DIRECTOR

Deponent

### AFFIDAVIT

Solemnly Affirmed before me

By *Dipak Kr. Saraf*

of *Siliguri*

Identified by *Nabonita Sen*

This on *06th* Day of *May* 20*24*

at *Sdg, 1.26*

Solemnly Affirmed & Declared before me on Identification  
*Dipak Saraf*  
Ratan Kr. Bagchi  
NOTARY  
SILIGURI

Identified by me

*Nabonita Sen*

Advocate

**Nabonita Sen**  
Advocate  
E/No.- F-851/790/2004  
Siliguri Court