

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

92AB 987304



BEFORE THE LD NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

[Handwritten mark]

Solemnly Affirmed & Declared
to be true on identification

[Handwritten signature]
Ratan K. Bagchi

Con td.p/2.

M/s. DIPAK SARKAR

[Handwritten signature]
Proprietor

06 MAY 2024

NON JUDICIAL STAMP


05 FEB 2024

Sl. No. 722 Dated _____

Name Dipak Kumar Saraf

of Siliguri

Value Rs. 10/- Rupees Ten only


BABY SAHA
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM/dated-24/07/11



Dipak Kumar Saraf
DIPAK KUMAR SARAF

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Dipak Kumar Saraf** Promoter of the proposed project **UTSAV VATIKA** duly authorized by the promoter of the proposed project

I, **Mr. Dipak Kumar Saraf** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Dipak Kumar Saraf** 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 **31.12.2025**

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Solemnly Affirmed & Declared
before me on Identification

[Signature]
RATAN KUMAR BAGCHI
NOTARY
SILIGURI

M/s. DIPAK Saraf
[Signature]
Proprietor

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
M/s. DIPAK SARAF
Dipak Saraf
Deponent Verification
Proprietor

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

Solemnly Affirmed & Declared
before me on Identification
[Signature]
Ratan Kr. Bagchi
Notary Public
Siliguri

M/s. DIPAK SARAF
Dipak Saraf
Proprietor
Deponent

Dipak Kumar Saraf

Identified by me

Nabonita Sen

Advocate

Nabonita Sen

Advocate

E/No.- F-851/790/2004

Siliguri Court

AFFIDAVIT

Solemnly Affirmed before me

By Dipak K. Saraf

of Siliguri

Identified by Nabonita Sen

This the 08th Day of May 2024

at Siliguri on 1.26 pm

06 MAY 2024