

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

10

Rs. 10



INDIA NON JUDICIAL

प्रतिष्ठक पश्चिम बंगाल WEST BENGAL

74AB 629813


KANCHANJUNGA DEVELOPERS
PARTNER
Ranajit Jaiswal

FORM'B'

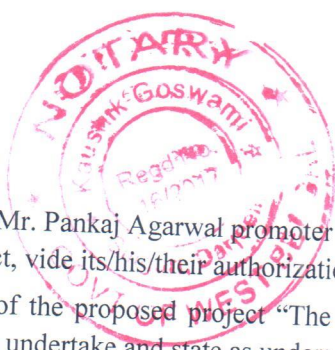
[Seerule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration


KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt.: 04/06/2027

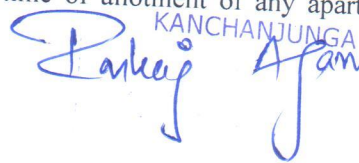
22 APR 2023



Affidavit cum Declaration of Mr. Pankaj Agarwal promoter of the proposed project "THE 98" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06TH March, 2023;

I, Pankaj Agarwal promoter of the proposed project "The 98" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Kanchanjunga Developers being the promoter and also the owner of the one part of land have a legal title on the land on which the development of the project is proposed and Teesta Homes Private Limited being the owner of the other part of land 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.
3. That the time period within which the project shall be completed by me/promoter is 04.07.2025.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.



KANCHANJUNGA DEVELOPERS
Deponent
PARTNER

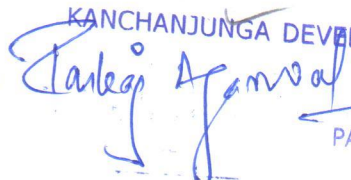
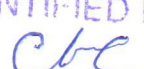
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of _____.

Deponent


KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling 22 APR 2023
Reg. No. 16/2017
Exp. Dt.: 04/06/2027


KANCHANJUNGA DEVELOPERS
PARTNER
IDENTIFIED BY ME

ADVOCATE, SILIGURI