



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 778479



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Anil Kumar Singhal being representative for the promoter of the proposed project vide its authorization dated 19.04.24.

I, Anil Kumar Singhal S/o Niranjan Lal Singhal aged 59 years Resident of "Diamond Tower A, 1st Floor, North City, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P. S. Bhaktinagar in the District of Jalpaiguri" duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Pixel Goods & Supply Private Limited and others has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is 31st December 2026


Sh. PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No. 13778
30 APR 2024

Contd..P/2

ICONIC VINAYAK


Partner

4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



ICONIC VINAYAK
 Partner
 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 at Siliguri on this 30th day of April, 2024.

ICONIC VINAYAK
 Deponent
 Partner

AFFIDAVIT

Solemnly Affirmed before me
 By..... Anil Kumar Singhal
 Of..... Siliguri
 Identified by... R. Chakrabarty (Adv)
 This the... 30th Day of April 2024.

[Signature]
OM PRAKASH GUPTA
 Notary Govt. Of India
 Siliguri, Darjeeling
 Regd No 13772

30 APR 2024

IDENTIFIED BY ME
[Signature]
 ADVOCATE - SILIGURI