

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



सिलिगुरी बंगाल WEST BENGAL

79AB 798628

BEFORE THE ID. NOTARY PUBLIC AT SILIGURI.

AFFIDAVIT CUM DECLARATION

Contd. ...P/2.

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

22 MAY 2023

2

Sl. No. 19482 Date 24.3.23 Rs. 10/-

Name R. Chakraborty

VIII 8lg

P.S.

Dist.

Jharna Biswas
Stamp Vender Islampur



19482 230324

REPUBLIC OF INDIA
NOTARY PUBLIC AT ISLAMPUR

...

Notary Public
Ministry of Revenue
Govt. of India
Sd/-
Jharna Biswas
Islampur

3 MAY 2023

Manokamana Builders & Developers

Sarkar Para , Sevoke Road , Siliguri

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SANDEEP AGARWAL Partner of MANOKAMANA BUILDERS AND DEVELOPERS Promoter of the proposed project OCEAN PEARL/ duly authorized by the promoter of the proposed project

I, Mr. SANDEEP AGARWAL Partner of MANOKAMANA BUILDERS AND DEVELOPERS promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/S MANOKAMANA BUILDERS AND DEVELOPERS 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 31.03.2027.

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

e

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

22 MAY 2023

Manokamana Builders & Developers

Sarkar Para , Sevoke Road , Siliguri

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.

SANDEEP AGARWAL

MANOKAMANA BUILDERS & DEVELOPERS

Sandeep Agarwal

Deponent Verifier PARTNER

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 _____

MANOKAMANA BUILDERS & DEVELOPERS
Sandeep Agarwal
PARTNER

SANDEEP AGARWAL

Deponent

AFFIDAVIT

Solemnly Affirmed before me
by Mr. Sandeep Agarwal
of Siliguri
Identified by R. Chakraborty (Adv)
This the 22nd day of May 2023
at 1.00 AM/PM.

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

22 MAY 2023

IDENTIFIED BY ME
Cy
ADVOCATE, SILIGURI