



SL. No. 1392 Date 20/05/2022

Sold to Krishna Buildcon

of slg

Rs 100/- Rupees (hundred)

Rifu Yadav  
Stamp Vender  
Sig Court  
L. NO - 170/R M



KRISHNA BUILDCON  
Dipak Mundhra  
Partner

: 2 :

I, **DIPAK MUNDHRA**, Son of Bijay Kumar Mundhra, aged 41 years R/o Panchwati Housing Complex, 2<sup>nd</sup> Mile, Sevoke Road, Dist. Jalpaiguri, Siliguri-734001, Partner of the firm "**KRISHNA BUILDCON**", promoter of the proposed project / duly authorized by the promoters of the proposed project "**WINDSOR PARK**" do hereby solemnly declare, undertake and state as under:

1. **Bihar Bengal Tea Company Pvt. Ltd** 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 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 us / promoter is **31-07-2025**.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

*Solemnly Affirmed & Declares  
before me on identification*

*Kanchan Bhadra*  
NOTARY  
Siliguri



: 3 :

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.

KRISHNA BUILDCON

*Dipak Mendhe*  
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 14<sup>th</sup> Day of October, 2022

KRISHNA BUILDCON

*Dipak Mendhe*  
Partner

Deponent

*Chandan Housingha*

Solemnly Affirmed & Declares  
before me on identification

*Kanchan Bhadra*  
NOTARY  
Siliguri

**AFFIDAVIT**  
Solemnly Affirmed before me  
By..... *Dipak Mendhe* .....  
Of..... *Siliguri* .....  
Identified by..... *C. Housingha* .....  
Thus the..... *14<sup>th</sup>* ..... Of..... *Oct, 2022* .....