



WEST BENGAL

75AB 168616

-1-

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. VISESH ZINDAL Partner of MerryView Developers Promoter of the proposed project MERRY VIEW RESIDENCY duly authorized by the promoter of the proposed project

I, Mr. VISESH ZINDAL Partner of MERRYVIEW DEVELOPERS promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / Mr. JANAK KUMAR (17 KATHA) AND THE COMPANY M/S NORTH VALLEY ISPAT UDYOG PRIVATE LIMITED have / has a legal title to the land on which the development of the project is proposed



सोमनाथ अग्रवाल
Before me on Identification
27/04/19

Pashupati Shar
NOTARY SILIGURI

Contd. To Next Sheet

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 31st December 2023.
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.

That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Solemnly Affirmed and
 Before me on Identification
 27/11/23
 Kashupati Shan
 24 SILIGURI

[Signature]
 VISESH ZINDAL
 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 on _____

[Signature]
 VISESH ZINDAL
 Deponent

AFFIDAVIT
 Solemnly Affirmed Before Me
 by _____
 identified by _____
 this the _____ day of _____ 20__

IDENTIFIED/ ATTESTED
[Signature]
 MANOJ KUMAR KEDIA (ADVOCATE)
 SILIGURI, ENROL NO- WB/ 94/ 95

MERRY VIEW DEVELOPERS

Rk Chambers #3rd Floor, Dwarika Tower, Burdwan Road Siliguri-734005 Dist: Darjeeling



Authorization Letter

Certified true copy of the resolution passed in Board meeting of M/s MERRYVIEW DEVELOPERS at their registered office situated at 3A, 3rd Floor, Dwarika Tower, Burdwan Road, Siliguri-734005, District – Darjeeling, West Bengal, India on 26.04.2023 at 11:00 AM.

Resolved that Mr. VISESH ZINDAL is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purposes and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as “MERRY VIEW RESIDENCY”.

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/ or incidental for the power mentioned herein above or connected herewith.

For M/S Merry View

Developers


(Partner)

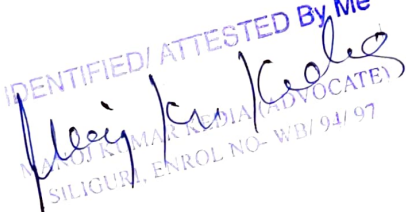
For M/S Merry View

Developers


(Partner)

ATTESTED

Pashupati Shah
NOTARY

IDENTIFIED/ ATTESTED By Me

MEETA KUMARI (ADVOCATE)
SILIGURI, ENROL NO- WB/ 94/ 97



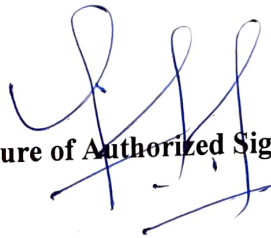
MERRY VIEW
DEVELOPERS

Rk Chambers #3rd Floor, Dwarika Tower, Burdwan Road Siliguri-734005 Dist: Darjeeling

Acceptance of the Authorized Signatory

I, **Mr. VISESH ZINDAL** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Signature of Authorized Signatory



IDENTIFIED/ ATTESTED By Me


MANOJ KUMAR KEDIA (ADVOCATE)
SILIGURI, ENROL NO- WB/ 94/ 97