

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



WEST BENGAL

74AB 772252

FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vikash Agarwal, duly authorized by the promoter of the proposed project "CP ANANDO", vide his authorization dated 15-04-2024.

I, Mr. Vikash Agarwal, duly authorized by the promoter of the proposed project "CP ANANDO", do hereby solemnly declare, undertake and state as under:

1. That, Promoter has a legal title to the land on which the development of the proposed project is proposed,
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 31/03/2026.
4. That seventy percent 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 that purpose.

30 MAY 2024

Debasish Chakrabarty
Notary Govt. of India
Siliguri, Darjeeling
Read. No. 13792

VIDHAYAK BUILDERS PRIVATE LIMITED

Vikash Agarwal
DIRECTOR

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
- That I / promoter shall take all the pending approvals on time, from the competent authorities.
- 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.



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 MAY, 2024.

AFFIDAVIT
Solemnly Affirmed before me
By V. Venkatesh Agarwal
of Plot No. 10, Sector 10, Phase 1, Ganga Sagar, Siliguri
Identified by R. Chakraborty (Adv.)
This the 30th day of May, 2024
At Siliguri 10 am/pm

Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
30 MAY 2024

VIDHAYAK BUILDERS PRIVATE LIMITED
Vikas Agarwal
Deponent **DIRECTOR**

Identified by me
[Signature]
Advocate Siliguri