

पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

AE 896814



MSN BUILDERS

PARTNER

[Handwritten signature]

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT



[Handwritten signature]

M PRAKASH G.P.A.
Notary Govt Of India
Siliguri, Darjeeling
Regd No 13779

31 MAR 2023

NO 2962 DATED 24/3/73

SOLD TO Adv Dewendra Dev Tiwari

OF _____ 21

RUPEES 100



(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No-8/1975

Figure 1





FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Mrinal Agarwal duly authorized by the promoter of the proposed project vide his authorization dated 31/03/2023:

I, **Sri Mrinal Agarwal** S/o Sri Naresh Kumar Agarwal aged **about 37 residing at Cigarette Company Compound, S.F. Road, Siliguri** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That Ashok Kumar Kanoria & Others 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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 06/12/2024.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. 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.



31 MAR 2023

Prakash
M PRAKASH G. P.
Notary Govt Of India
Siliguri, Darjeeling
Regd No 13773

Deponent
For MSN BULDERS
MSN BUILDERS
Mrinal Agarwal
PARTNER
[Mrinal Agarwal]



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 31st day of March, 2023.

Deponent

For MSN BUILDERS

MSN BUILDERS

Mrinal Agarwal

[Mrinal Agarwal] **PARTNER**

AFFIDAVIT

Solemnly Affirmed before me

By Mrinal Agarwal

Of Siliguri

certified by DeWANSHU DEV TIWARY

This the 31st Day of March, 2023

Silguri

DeWANSHU DEV TIWARY
DEWANSHU DEV TIWARY
ADVOCATE SILIGURI
Enrol No. F-279/229 OF 2014

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd No 13778

31 MAR 2023