

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

74AB 629455

MSI INDIA
PARTNER

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Rajesh Chetri PAN NO-ABOPC3990N] [AADHAR NO-613660268688], son of Padam Bahadur Chetri by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Salbari, Behind Brahmakumari,

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

30 MAY 2023

Cont...P-2

Pooja Adv/Slb

Meditation Centre, P.O Salbari, P.S Pradhan Nagar, PIN-734002 in the District of Darjeeling, West Bengal, Partner of "MSL INDIA" and being the promoter of the proposed project "ASHIRVAD RESIDENCY".

I, **Rajesh Chetri**, Partner of firm "MSL India" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the firm "MSL INDIA" have a legal title to the land on which the development of the proposed project is to be carried out and that the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoters is 30-12-2027.

4. That the promoter will open a separate RERA account for this project and that seventy per cent of the amounts realized by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 utilized for the project and the withdrawal has been in compliance with

*Paal
Adhy*

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

30 MAY 2023

Cont...P-3

MSL INDIA
PARTNER
[Signature]

The proportion to the percentage of completion of the project.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



MSL INDIA

Rajesh Chetri
PARTNER

(Rajesh Chetri)

MSL INDIA
Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri, on this 30th day of May, 2023.

MSL INDIA

Rajesh Chetri
PARTNER

(Rajesh Chetri)

MSL INDIA
Deponent

AFFIDAVIT
Solemnly Affirmed before me
By Rajesh Chetri
of Siliguri
Identified by P. Sarkar
this the 30th Day of May 2023.
At _____ am/pm

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
30 MAY 2023

Priya Sarkar
Priya Sarkar
Advocate/Siliguri
Regn. No. F-396/429/03
Identified by me
Advocate