

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

NORTH BENGAL HOUSING DEVELOPMENT CO.

Ratan Kumar Singhal
Partner

FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RATAN KUMAR SINGHAL, Partner M/s NORTH BENGAL HOUSING DEVELOPMENT CO. promoter of project CASA DREAMVILLE situated at Shanti Colony, North Ektiasal, Off Iskon Mandir Road & Off Eastern Bypass, Dist – Jalpaiguri, Siliguri – 734004 proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29TH April, 2023;

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh K. Agarwal

Ramesh K. Agarwal
NOTARY
SILIGURI

19 AUG 2023

NON JUDICIAL STAMP

11 JUL 2023

Sl. No. 1725 Dated _____

Name North Bengal Housing Development Co.

of 8/2

Value Rs. 10/- (Rupees Ten only)

Baby Saha
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM. dated 24/07/2015

Handwritten signature and vertical text: *North Bengal Housing Development Co.*

Red circular stamp: *SILIGURI COURT WEST BENGAL*

FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RATAN KUMAR SINGHAL, Partner M/s NORTH BENGAL HOUSING DEVELOPMENT CO. promoter of project CASA DREAVILLE situated at South Colony, North Estate, Off Lakson Mandir Road & Off Eastern Bypass, Dist - Jalpaiguri, Siliguri - 734004 proposed project, duly authorized by the promoter of the proposed project, vide their authorization dated 29th April, 2023.

Handwritten signature and text at the bottom of the affidavit section.

19 JUL 2023



NORTH BENGAL HOUSING DEVELOPMENT CO.
Ratan Kumar Singhal
Partner

I, RATAN KUMAR SINGHAL, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

Sri Debopratim Mukherjee, Sri Ratan Kumar Singhal, Sri Sachin Goyal, Smt Priya Goyal, Smt Mira Agarwal and Sri Nitin Kumar Agarwal have/has 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 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 March, 2027.
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 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 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

SOLEMNLY AFFIRMED & DECLARED
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Ramesh Kr. Agarwal
NOTARY
SILIGURI

19 AUG 2023

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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.



Deponent
FOR, NORTH BENGAL HOUSING DEVELOPMENT CO.

NORTH BENGAL HOUSING DEVELOPMENT CO.
Ratan Kumar Singhal
Partner

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

19 AUG 2023

.....
(Signature of Authorized Signatory)

(RATAN KUMAR SINGHAL)

Identified by me:

A
Advocate / Siliguri