

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
Before the Ld. Notary Public at Siliguzi

AN 160449

FORM-B
(See Rule 3(4))

AFFIDAVIT CUM DECLARATION

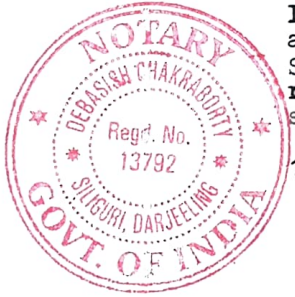
Affidavits cum declaration of Mr. Sushil Kumar Mittal being representative for the promoter of the proposed project vide its authorization dated 1st April 2023.

I, Sushil Kumar Mittal, son of Late Gangadhar Mittal, aged about 57 yrs, resident of Shanti Ware House, 3rd Mile, Sevoke Road, near Hotel Royal Sarovar, Siliguri-734008 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Smt Sharmila Garg and other have a legal title to the land on which the development of the project is proposed. 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is (31.12.2025).
4. That seventy per cent of the amount realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

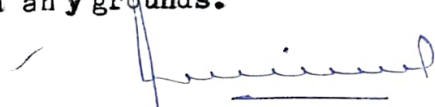
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16 AUG 2023
Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No 13792



5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice with the withdrawal is in proportion to the percentage of completion of the project.
7. 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 account 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 the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been specified by the rules and regulation made under the Act.
10. 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.



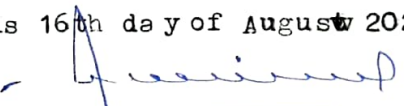

Deponent

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 at Siliguri on this 16th day of August 2023 .

AFFIDAVIT
Solemnly Affirmed before me
By Sushil K. Maiti
of Chandernagar, Mangalgaon
This the 16th Day of Aug, 2023
at Siliguri


Deponent

Identified by me,

Chandan Manjengka
Advocate, Siliguri


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