

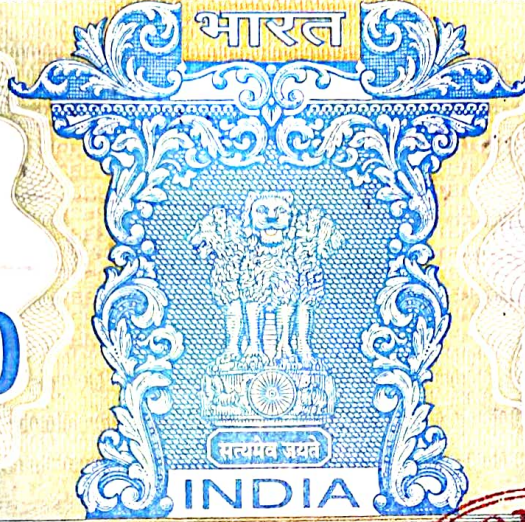
भारतीय गैर न्यायिक

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Rs.10



INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 778876

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amit Poddar, partner of Creative Dwellings, duly authorized by the promoter "Creative Dwellings" of the proposed project 'Green Delight', vide their authorization dated 04<sup>th</sup> April, 2023 ;

I, Amit Poddar duly authorized by the promoter of the proposed project 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 project is proposed AND a legally valid authentication of title of such land enclosed herewith.
2. That the promoter has availed finance vide Letter of Arrangement dated 07/09/2022 from State Bank of India. Creating Equitable mortgage over the project land. Apart from this, there are no other encumbrances on the project land.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> March, 2024

SOLELY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal  
NOTARY

22 MAY 2023

CREATIVE DWELLINGS

PARTNER

4. That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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.

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 prescribed by the rules and regulations made under the Act.

10. That the 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 6th day of April 2023

CREATIVE DWELLINGS  
*[Signature]*  
PARTNER

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
Ramesh Kr. Agarwal  
NOTARY  
SILIGURI

**Identified by me:**

*[Signature]*  
Advocate / Siliguri

22 MAY 2023