



पश्चिम बंगाल WEST BENGAL

28AB 095130

FORM 'B'

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.Nimit Mundhra, authorized partner of the promoter- Delta Realtors, of the proposed project- "ONE LANDMARK (Block-1 Residential), vide their authorization dated 10.09.2023-

I, Nimit Mundhra, promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I have 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 of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances as on the date of this affidavit.

20 SEP 2023

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

For DELTA REALTORS

Partner

3. That the time period within which the project shall be completed by me is 31.12.2027.

4. That seventy per cent of the amounts realized by me for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in ascheduled bank to cover the cost of construction and the land cost and shall be used only for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.

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

9. That I 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.

For DELTA REALTOR

Partner
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 20th day of September, 2023.

For DELTA REALTORS

Partner
DEPONENT

AFFIDAVIT

Solemnly Affirmed Before me

By Nimit Munchhra

Of Siliguri

Identified by D. Chakraborty

This the 20th day of Sep. 2023

20 SEP 2023

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

Identified by me

Advocate Siliguri

